

MORTGAGE OF REAL ESTATE
S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1545 PAGE 787
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Frances Pace

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lillie T. Gilreath

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand -----
-----Dollars (\$ 8,000.00) due and payable

not later than July 15, 1984

with interest thereon from April 15, 1981 at the rate of Eight (8%) per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, about 18 miles north of the City of Greenville, not far from Marietta and the property of Slater Manufacturing Company having the following metes and bounds according to a plat of T. Craig Keith dated June 8, 1981 and recorded at the RMC Office for Greenville County at Plat Book 8-R, page 75, to-wit:

BEGINNING at an iron pin 238.2 feet from Trammell Road and running thence N 36-07 E. 136.3 feet to an iron pin; thence N. 32-19 W. 270.7 feet to an iron pin; thence N. 24-27 E. 141.0 feet to an iron pin; thence N. 85-50 E. 593.2 feet to an iron pin at the branch; thence with the center line of the branch S. 24-47 E. 226.3 feet to an iron pin; thence S. 43-28 W. 285.0 feet to an iron pin; thence S. 44-40 W. 376.2 feet to an iron pin, thence N. 53-35 W. 276.4 feet to the point of beginning.

TOGETHER with a right-of-way for ingress and egress thirty (30) feet in width along the southwestern boundary of the property above-described, having a bearing of N. 28-33 E. and running 238.2 feet from a point on Trammell Road as is more particularly shown in the plat referenced above.

THIS being the part of the same property conveyed to the grantor herein by deed of Maggie T. Gilreath, et al. dated April 17, 1954, and recorded in the RMC Office for Greenville County at Deed Book 500, page 97.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 30 1981
03.20
PP 11218

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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