

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FILED
JUL 23 1 44 PM '81
S. TANKERSLEY
R.M.C.

BOOK 1547 PAGE 718

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GORDON E. DeGRAW and CAMELLIA B. DeGRAW

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Phyllis J. Groves
5319 Golf Course Rd
Joelville, S.C. 32211

(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

Fifteen Thousand and No/100

Dollars (\$ 15,000.00) due and payable

with interest thereon from _____ date _____ at the rate of twelve (12%) per centum per annum, to be paid:
as per the terms of said note.

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:

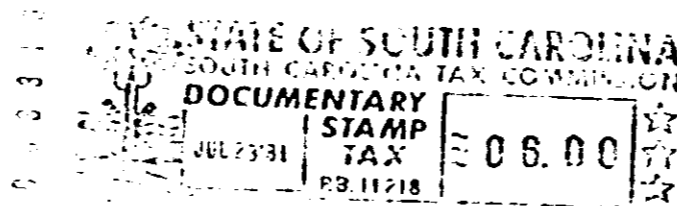
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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.

BEGINNING at an iron pin in the center of Mill Road, also known as Coachman Drive, at the corner of a tract containing 3.8 acres and running thence with the line of said tract, N 41-04 E 638.1 feet to an iron pin in the line of a tract containing 8.2 acres; running thence with the line of said tract, S 38-35 E 240 feet to an iron pin at the corner of a tract containing 4.6 acres; thence with the line of said tract, S 29-06 W 635.9 feet to a point in the center of Mill Road, also known as Coachman Drive; and running thence with the center of said road, N 61-45 W 30 feet to an iron pin; thence continuing with the center of said road, N 56-01 W 151.2 feet to an iron pin in said road; thence continuing with the center of said road, N 33-25 W 195.7 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of Phyllis J. Groves dated and filed concurrently herewith.

This is a second mortgage junior to that of Cameron-Brown Company dated and filed concurrently herewith and being in the amount of \$85,000.00.



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 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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