

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 11 07 AM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1554 PAGE 932

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jerome L. Webb and Barbara C. Webb

(hereinafter referred to as Mortgagor) is well and truly indebted unto William S. Schnaiter, Route 1, Box 228, Harmony, North Carolina 29634

(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 Six Thousand Five Hundred and No/100 Dollars (\$6,500.00) due and payable in accordance with the terms of said promissory note;

with interest thereon from date at the rate of 13% per centum per annum, to be paid: monthly

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:

~~XXXXXX~~
State of South Carolina, County of

ALL that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 13.09 acres, more or less, as shown on Plat of Property of Sara P. Robinson, prepared by Campbell & Clarkson, Surveyors, Inc. dated December 23, 1975, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Saw Mill Road towards the southern side thereof at the joint front corner of said 13.09 acre tract and a 4.97 acre tract shown on said plat and running thence along and through Saw Mill Road towards the northern side thereof N. 61-00 E. 204.6 feet to an iron pin; thence S. 64 E. 112.86 feet crossing a creek to an iron pin in the Duke Power Co. transmission line right of way; thence S. 29-52-30 E. 1175.73 feet to an iron pin in said Duke Power Co. right of way at the corner of property conveyed by Sara P. Robinson to Dulcie C. Story; thence along the Story line S. 69-35 W. 325.91 feet to an iron pin in the joint corner of the Story property and a 6.8 acre tract shown on said plat; thence S. 89-08 W. 377.40 feet to an iron pin in another Duke Power Co. right of way; thence along and through said Duke Power Co. right of way N. 9-33 W. 1104.5 feet to the point of beginning.

This is the same property conveyed to Jerome L. Webb and Barbara C. Webb by William S. Schnaiter by deed of even date, recorded herewith.

This is a purchase money mortgage.

The obligation secured hereby is not assumable by a third party. A sale of the property by the Mortgagors shall give the Mortgagee the right to declare the entire outstanding balance of principal and interest due and payable upon any such sale.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
OCT-81
02.60
23.11.81

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.