

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ADDRESS OF MORTGAGEE: Route 1, Bpx 284-S  
Six Mile, S. C. 29682

FILED MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

11 35 AM '81

BOOK 1557 PAGE 312

DEED BY T. LECROY

WHEREAS, TED LECROY and TARA LECROY

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

(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 Five Thousand and No/100-----

----- Dollars (\$5,000.00 ) due and payable in monthly installments of \$ 126.82, commencing on November 15, 1981, and continuing on the fifteenth (15th) day of each and every month thereafter until paid in full, except that the final installment, if not sooner paid, shall be due and payable on the fifteenth day of October, 1985.

with interest thereon from date at the rate of Ten (10) per centum per annum, to be paid: Interest included in said monthly installments

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, and being shown and designated as Tract 1, containing 5.21 acres total, on a plat entitled "Survey for Ted LeCroy", prepared by Freeland and Associates on October 19, 1981, and recorded in the RMC Office for Greenville County in Plat Book 8-V, Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a reference point on the center line of River Road, 1.75 miles, more or less, from S. C. Highway #11, and running thence along said center line N. 51-14 E., 61.41 feet to a reference point; thence continuing along said center line N. 56-25 E., 71.76 feet to a reference point; thence continuing along said center line N. 58-45 E., 243.25 feet to a reference point; thence continuing along said center line N. 54-13 E., 98.95 feet to a reference point 1,056 feet, more or less, from Highway #25; thence running along the joint line of Tracts 1 and 5 S. 51-18 E., 512.19 feet total to a reference point at the center line of the North Saluda River; thence along said river center line S. 34-35 W., 46.21 feet to a reference point; thence continuing along said river center line N. 86-48 W., 135.00 feet to a reference point; thence continuing along said river center line S. 60-03 W., 53.21 feet to a reference point; thence continuing along said river center line S. 27-33 W., 59.11 feet to a reference point; thence continuing along said river center line S. 0-13 E., 227.15 feet to a reference point; thence running along the joint line of Tract 1 and Property of Williams N. 54-53 W., 687.13 feet total to a reference point at the center line of River Road, the point of beginning.

This property is conveyed subject to all existing easements and rights-of-way of public record and, in particular, a right-of-way of 33 feet in width at the northern side of the property along River Road.

This is the same property conveyed to the mortgagors herein by deed of the mortgagor dated \_\_\_\_\_, 1981, and recorded in the RMC Office for Greenville County on 10-22-81, 1981, in Deed Book \_\_\_\_\_, Page \_\_\_\_\_.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

0312

4328 RV-2