

BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & STODENMIRE, P.A., SUITE 15, 1700E NORTH ST., GREENVILLE, S.C. 29602
 REG 1557 458
 MORTGAGE OF REAL ESTATE - S.C.
 STATE OF SOUTH CAROLINA } NOV 10 2 26 PM '81
 COUNTY OF } JOHN L. BANKERSLEY, R.M.C. MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN: 29687

WHEREAS, James Hanshaw and Brigitta Hanshaw
 (hereinafter referred to as Mortgagor) is well and truly indebted unto Richard A. Curtis and Dorothy J. Curtis
 (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 Thirty Thousand and No/100
 Dollars (\$ 30,000.00) due and payable

AS STATED IN NOTE.

with interest thereon from as stated in note in the rate of as stated in note per centum per annum, to be paid: as stated in 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

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina bounded on the North, South and East by Altamont Road and bounded on the West by property of Bridger, and being shown and designated as a 1.37 acre tract on plat prepared by Jones Engineering Service, December 1, 1976 and having, according to plat prepared by Freeland and Associates dated October 29, 1981, recorded in the R.M.C. Office for Greenville County in Plat Book 8-V at Page 26, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Altamont Road, said point being the extreme southerly point of the property herein conveyed, and being the common corner of Bridger property and running thence with the center line of Altamont Road, the following courses and distances: N. 58-12 E., 100 feet; N. 35-14 E., 100 feet; N. 9-34 E., 100 feet; N. 15-42 W., 67.1 feet; N. 48-42 W., 37 feet; N. 79-07 W., 100 feet; and N. 88-59 W., 125 feet to the common northerly corner of the property herein conveyed and property of Bridger; thence with the common line of Bridger property, S. 1-50 E., 168.7 feet; S. 68-30 E., 96.6 feet; S. 32-39 E., 68.0 feet; and S. 12-26 W., 85.3 feet to a point in the center of Altamont Road, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Richard A. Curtis and Dorothy J. Curtis recorded in the R.M.C. Office for Greenville County in Deed Book 1158 at Page 120 on the 10 day of NOVEMBER, 1981.

NOV 10 1981 645

STATE OF SOUTH CAROLINA
 DOCUMENTARY
 STAMP
 TAX
 212 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 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.

540

4328 RV-2