

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
CO. S. C.
11 36 AM '81
R.M.C.
SPENCERSLEY

WHEREAS, Joe Lee Ledbetter and Betty Jean Ledbetter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Sixteen Thousand Seven Hundred Twenty and no/100-----
-----Dollars (\$16,720.00) due and payable

November 28 , 1991

with interest thereon from at the rate of 17% 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:

"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, on the western side of Tubbs Mountain Road and being more fully shown on a plat prepared by Williams and Plumblee, Inc. dated July 23, 1981, and recorded in the RMC Office for Greenville County at Plat Book 8-u, Page 32, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Tubbs Mountain Road at the joint corner with land now or formerly of Long and running thence N. 48-15 W. 1051.9 feet; to an iron pin (new); thence N. 13-22 E. 417.9 feet to an old iron pin; thence S. 58-20 E. 464.9 feet to an iron pin; thence N. 65-10 E. 515.0 feet to a spike in the center of the said Road; thence along the center of the road S. 18-53 W. 52.2 feet; S. 23-16 W. 55.0 feet; S. 31-11 W. 59.6 feet; S. 38-00 W. 100.0 feet; S. 36-12 W. 83.5 feet; S. 27-08 W. 102.8 feet; S. 19-16 W. 60.0 feet; S. 11-59 W. 100.0 feet; S. 5-52 W. 100.0 feet; S. 1-46 W. 98.6 feet; S. 3-15 E. 64.2 feet; S. 10-23 E. 58.8 feet; S. 17-02 E. 69.1 feet; S. 21-41 E. 66.8 feet; S. 28-14 E. 99.4 feet to the point of beginning.

THIS conveyance is made subject to all easements, rights of way, protective covenants, restrictions, or other encumbrances which may appear of record or by examination of the premises herein described.

THIS being the same property conveyed to the mortgagors herein by deed of Warren E. Willis, et al., dated December 2, 1981 and recorded in the RMC Office for Greenville County at Deed Book 1159, Page 173.

000
11441801

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
208.72

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.

0180

4328 RV.2