LONG, BLACK & GASTON

Rute 7 Greenville, S.C.

STATE OF SOUTH CAROLINA COUNTY OF Greenville

= 00. **S. C.**

10 33 AM '87

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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THE LIGHTNERSLEY

WHEREAS, JOHN H. BA

JOHN H. BARNETTE and DOROTHY A. BARNETTE

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

DEAN W. STEPP

(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

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from

date at the rate of 14%

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land, situate, lying and being at the northeastern intersection of Oconee Street (formerly Douglas Avenue) and Enoree Street (formerly Cothran Street) near the City of Greenville, being shown and designated as a portion of Lot No. 76 on plat entitled "Property of G. J. Douglas Estate", prepared by C. M. Furman, Jr., Engineer, dated April, 1923, recorded in the R.M.C. Office in Plat Book F at Page 126 and having the following metes and bounds,

BEGINNING at an iron pin at the northeastern corner of the intersection of Oconee Avenue and Enoree Street and running thence with the north side of Oconee Avenue, S. 59-00 E. 50 feet to an iron pin; thence in a northeasterly direction parallel with Enoree Street 150 feet to an iron pin; thence N. 59-00 W. 50 feet to an iron pin on Enoree Street; thence with the east side of Enoree Street in a southwesterly direction 150 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of Dean W. Stepp, dated March, 23, 1982 and recorded simultaneously herewith.

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 H 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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