

MORTGAGE OF REAL ESTATE -

BOOK 1586 PAGE 584

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
MAR 26 1982
M.C. WILKINS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD R. PERDUE and BETTY PERDUE

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. P. WOOD

(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 Forty-Three Thousand Eight Hundred and No/100

Dollars (\$ 43,800.00) due and payable

* For repayment terms see note of even date by and between Richard R. Perdue and Betty Perdue, Promisors, and T. P. Wood, Promisee.

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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,

ALL that certain piece, parcel, or tract of land situate, lying or being in Glassy Mountain Township, in Greenville County, State of South Carolina, on the south side of Old Highway # 11 and its intersection with Old State Road 23-117, and being more particularly described as Tract "B" on a plat of Property of T.P. Wood, by W. R. Williams, Jr., Engineer/Surveyor, dated October, 1973, revised March 4, 1982 and recorded in RMC Office for Greenville Co., S.C. in Plat Book 9-A, at Page 1, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of the intersection of Old Highway 11 and Old State Road 23-117 and running thence S. 6-16 W. 31.6 feet to a nail and cap; thence turning and running with the right-of-way of Old State Road 23-117, S. 53-22 E. 400 feet to a nail and cap; thence continuing with said road, S. 30-14 E. 587.0 feet to a nail and cap; thence still with said road S. 26-09 E. 400 feet to a nail and cap; thence still with said road, S. 20-22 E. 381.2 feet to a nail and cap; thence still with said road, S. 37-07 E. 160 feet to a nail and cap; thence with said road, S. 31-37 E. 170 feet to a nail and cap; thence with said road S. 7-23 E. 664.5 feet to a nail and cap at the intersection of Old State Road 23-117 and Scenic Highway 11; thence turning and running with the right-of-way of Scenic Highway 11, N. 83-27 W. 1707.6 feet to a nail and cap; thence turning and running with the eastern boundary of property designated as Tract "A" on above described plat, N. 4-08 W. 2269.1 feet to an iron pin; thence running N. 32-09 E. 155.4 feet to a nail and cap in the right-of-way of Old Highway 11, thence turning and running with said highway, N. 84-40 E. 90 feet to a nail and cap; thence still with said highway S. 67-28 E. 380 feet to a nail and cap; thence with said highway, S. 74-43 E. 100 feet to a nail and cap; thence running S. 88-39 E. 47.7 feet to a nail and cap in the center of the intersection of Old Highway 11 and Old State Road 23-117, the point of beginning and containing 72.4 acres.

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Derivation: T. P. Wood, deed book 1164 at page 428, recorded MARCH 26, 1982.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAR 26 1982
STAMP TAX \$ 17.52
PB 11213

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.

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