

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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CO. S. C.

APR 13 33 PM '82
HARRISLEY
R.M.C.

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P.O. BOX 426
GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1568 PAGE 247

WHEREAS, BRYANT WHITFIELD CANTEY, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto WELBORN STREET PROPERTIES, a general partnership,

(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

TWELVE THOUSAND AND NO/100----- Dollars (\$ 12,000.00) due and payable according to the terms of that certain Note of same date.

with interest thereon from Date at the rate of 12% per centum per annum, to be paid: according to the terms of that certain Note of same date.

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 northwesterly side of Rock Creek Drive, being shown and designated as Lot No. 287 on a SECOND REVISION OF TRAXLER PARK, made by R. E. Dalton, Engineer, dated March, 1923, recorded in the RMC Office for Greenville County, SC., in Plat Book F, page 114, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on the northwesterly side of Rock Creek Drive at the corner of Lot No. 288 and running thence with said Drive, N. 59-17 E., 70.3 feet to a point; thence N. 25-23 W., 223.4 feet to a point; thence S. 62-34 W., 70.05 feet to a point; thence with the line of Lot No. 288, S. 25-23 E., 227.4 feet to the point of beginning.

This property was acquired by the Mortgagor on April 16, 1982 by deed from Welborn Street Properties, a general partnership, and recorded April 20, 1982 in the RMC Office for Greenville County, SC., in Deed Book 1165 at Page 575.

STATE OF SOUTH CAROLINA
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In accordance with a Real Estate Purchase and Sale Contract between the Mortgagor and Mortgagee, dated April 1, 1982, the Mortgagee will be responsible for payments due on an existing mortgage with a current principal balance of \$7800.00 to Joseph Raymond Pinson, Sr., said mortgage being recorded in the RMC Office for Greenville County, South Carolina, April 3, 1981, in Mortgage Book 1537 at Page 246. It is further understood that this existing mortgage will be paid in full by the Mortgagee herein on or before the due date of the principal amount of \$12,000.00, secured by this mortgage and that certain Note between the Mortgagor and Mortgagee of same date.

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 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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