

MORTGAGE OF REAL ESTATE -

BOOK 1569 PAGE 195

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.
MORTGAGE OF REAL ESTATE
APR 30 1982
TO ALL WHOM THESE PRESENTS MAY CONCERN:
WILSON LEE

WHEREAS, WE, Carl Micheal Lee & Deborah B. Lee of Traveler's Rest, South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto Wilson Lee of 2814 Poinsett Highway,
Greenville, South Carolina

(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

with interest thereon from April 30, 1982 at the rate of 6% per centum per annum, to be paid: upon demand

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.

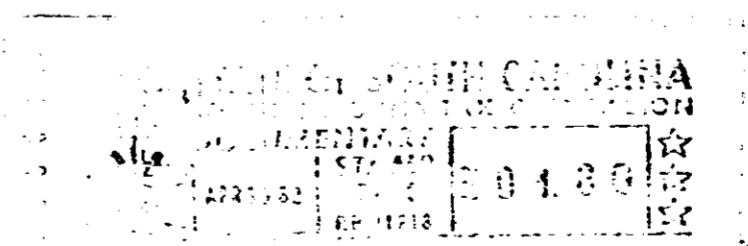
ALL that piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, shown as property of Carl Micheal Lee and Deborah B. Lee on a plat prepared by Carolina Surveying Company, dated December 9, 1980, said plat being recorded in the RMC Office for Greenville County in Plat Book 8-J, at page 37, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin embedded in an oak on the southern side of North Tigerville Road and running thence S 19-00 E 216.9 feet to an iron pin; thence S 72-50 W 71.6 feet to an iron pin; thence N 11-20 W 225.4 feet to an iron pin located on the southern side of North Tigerville Road; thence with said Road, N 83-00 E 42.4 feet to the beginning corner.

This being the same property conveyed unto mortgages by deed of James R. Sullivan and Mildred E. Sullivan recorded in the RMC Office for Greenville County, South Carolina in Deed Book 974, at page 501, on May 14, 1973.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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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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