

RI 2 Box 121, Pauline, SC 29354

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED
S. C.
PII '82
SLEW

MORTGAGE OF REAL ESTATE

BOOK 1569 PAGE 798

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas M. and Nancy L. Sinn

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

(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 Sixty-six Thousand, Six Hundred and no/100ths Dollars
~~Eight~~ (\$ 66,600.00) due and payable

with interest thereon from even date at the rate of as per Note centum per annum, to be paid: as set forth in said Note

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, and being on the southeastern side of Brushy Creek Road containing one acre more or less and being more fully described according to a plat of "Property of W. Perry & Frances L. Littlefield" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 00, Page 202 as follows:

BEGINNING at a point in the center of Brushy Creek Road and running thence along the center of said road S 42-55 W 200 feet to a point; thence S 38-55 E 220 feet to a point; thence N 42-55 E 200 feet to a point; thence along the southwestern edge of a proposed road N 38-55 W 220 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Mortgagee which was recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1166 , Page 646 , on JAN 10, 1982.

STATE OF SOUTH CAROLINA
DEED
DOCUMENTARY
STAMP
MAY 1982
20.64

400 8 35441801

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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