

Box 3, Box 1331, Laurens, S.C. 29360

MORTGAGE OF REAL ESTATE

BOOK 1589 PAGE 818

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. MORTGAGE OF REAL ESTATE

2 FEB 1982 WHOM THESE PRESENTS MAY CONCERN:

ERSLEY

WHEREAS, James D. Ernest

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald G. Lee and Bernice C. Lee

(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

Twenty seven Thousand

Dollars (\$ 27,000.00) due and payable

with interest thereon from per note at the rate of per note per 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, in Gantt Township, on the northwestern side of Shirley Road, being known and designated as the western portion of Lot 4 of property of Thomas Allen Childress and being shown on an unrecorded plat of said property prepared by Pickell & Pickell, Engineers, dated July 29, 1948, and also shown on a more recent plat prepared by Piedmont Engineering Service, Greenville, South Carolina, dated October 26, 1951, entitled "Property of J. C. Porter, Greenville County, South Carolina" according to said plat the premises herein conveyed having the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northwestern side of Shirley Road which iron pin is 197 feet from the intersection of Shirley Road and White Horse Road, and running thence N 28-45 W 170.9 feet to an iron pin; thence N 61-15 E 100 feet to an iron pin; thence S 28-45 E 170.9 feet to an iron pin on the northwestern side of Shirley Road; thence along the northwestern side of said road, S 61-15 W 100 feet to an iron pin, the beginning corner.

This being the same property conveyed to Mortgagor herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1166 , Page 669 , on May 11 , 1982.

RECORDED
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STATE OF SOUTH CAROLINA
DOCUMENTARY
RECORDED
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GREENVILLE COUNTY

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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