

Mortgagee's mailing address: Langley Road, Travelers Rest, SC 29690

1574 412

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

50  
S. C.  
JUL 27 AM '82

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

WHEREAS, FRANCES B. CARLTON SLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto PHYLLIS MARY HAGAN

(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

Nineteen Thousand Four Hundred and 00/100-----Dollars (\$ 19,400.00 ) due and payable

To be paid in monthly installments in accordance with the aforesaid Promissory Note, with final payment, if not sooner paid, to be due October 1, 1987 in the sum of three hundred fifty-five and 86/100 (\$355.86) dollars.

with interest thereon from July 1, 1982 at the rate of 10-1/4 per centum per annum, to be paid: Monthly

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

ALL that piece, parcel or tract of land situate, lying and being on the southwestern side of Bailey Road in Greenville County, South Carolina near Travelers Rest containing a total of 12.7 acres, more or less, as shown on plat entitled "Plat for Percy Hagan," dated October 1978, prepared by Webb Surveying & Mapping Co. and having according to said plat the following metes and bounds, to-wit:

FBC

BEGINNING at a spike in the center of Bailey Road (said spike being the joint corner of the within tract and tract of 6.58 acres conveyed to mortgagor by deed recorded in Deed Book 1088, at Page 11) and running thence S. 76-19 W. 676.79 feet to an iron pin; thence N. 30-54 W. 722.98 feet to an iron pin; thence N. 33-42 W. 197.64 feet to an iron pin; thence N. 23-22 W. 776.32 feet to a point in the center of Bailey Road; thence with the center of Bailey Road as follows: S. 54-21 E. 881.49 feet to a nail and cap; S. 60-35 E. 280 feet to a nail and cap; S. 25-29 E. 198.83 feet to nail and cap; S. 19-18 E. 204.27 feet to nail and cap; S. 7-47 E. 168.43 feet to nail and cap; S. 10-06 E. 142.84 feet to nail and cap; S. 52-53 E. 67.53 feet to nail and cap; S. 87-19 E. 234.58 feet to nail and cap; S. 81-58 E. 153.77 feet to nail and cap; S. 47-36 E. 386.15 feet to a spike in the center of Bailey Road, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Phyllis Mary Hagan, of even date, to be recorded herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA  
JUL 27 1982  
STAMP  
30778

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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