

MORTGAGE OF REAL ESTATE

BOOK 1587 PAGE 492

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
FILED  
CO. S. C.  
1 25 PM '82  
DUNN  
WARRERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, WARD S. STONE, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. BRANTLEY PHILLIPS, JR., ATTY  
217 E. COFFEE ST. GREENVILLE, SC 29601

(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 Thirteen Thousand and no/100ths

Dollars (\$ 13,000.00 ) due and payable

according to the provisions of the said note, the maturity date of which is May 28, 1992 unless sooner paid.

~~with interest thereon from~~ at the rate of ~~per centum per annum, to be paid~~

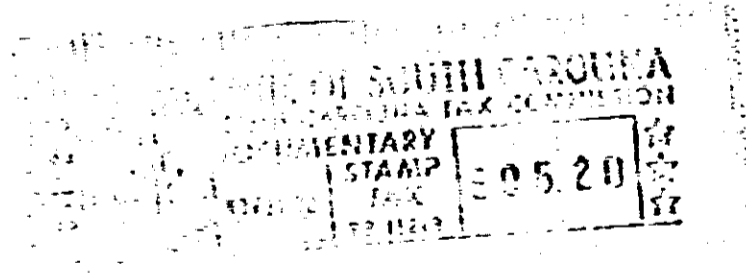
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 lot of land with improvements, situate, lying and being on the southwestern side of Guess Street in Greenville County, S. C., being shown and designated as Lot No. 160 on a plat of Mills Mill property made by Piedmont Engineering Service, dated June, 1954, and recorded in the RMC Office for Greenville County, S. C., in Plat Book GG at pages 60-61, reference to which is hereby craved for the metes and bounds thereof and also being shown on a more recent plat by Dalton & Neves, Engineers, dated August 21, 1969, and recorded in the RMC Office in plat book 4B, Page 189.

Being the same as that conveyed to Ward S. Stone, Jr. by deed of Carla A. Hills, Secretary of Housing and Urban Development, of Washington, D. C. dated October 9, 1975 and recorded October 23, 1975 in Deed Book 1026 at page 254 in the Greenville County RMC Office.



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.

049

4328 RV-2