

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
CO S.C.
JAN 17 12 56 PM '83
DONNIE J. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1592 PAGE 110

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, HARRY HARDY

(hereinafter referred to as Mortgagor) is well and truly indebted unto **BOWMAN WILSON**

(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 **SIX THOUSAND EIGHT HUNDRED TWENTY AND NO/100**

Dollars (\$ 6,820.00) due and payable
PAYMENTS TO BE MADE AT THE RATE OF ONE HUNDRED FORTY FIVE DOLLARS PER MONTH, BEGINNING FEBRUARY, FIFTEENTH, 1983, AND TO CONTINUE EACH MONTH THEREAFTER UNTIL PAID IN FULL. INTEREST TO BE FIGURED FIRST AND THE BALANCE TO BE APPLIED TO THE PRINCIPAL. SHOULD ANY ONE PAYMENT ELAPSE THE OTHER THEN THE FULL AMOUNT OF THE NOTE AND MORTGAGE SHALL FALL DUE.

with interest thereon from **DATE** at the rate of **TEN** 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**, AND HAVING THE FOLLOWING DESCRIPTION AS SHOWN BELOW.

ALL THAT PIECE, PARCEL OR LOT OF LAND IN GROVE TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, AND ACCORDING TO SURVEY MADE BY JAMES L. STRICKLAND, REGISTERED LAND SURVEYOR FOR S.C. SAID PLAT BEING DATED JANUARY, 1983. SAID PROPERTY HAVING THE FOLLOWING METES AND BOUNDS TO WITT: AND CONTAINING SEVEN AND EIGHTY TWO ONE HUNDRETHS ACRES MORE OR LESS (7.82)

BEGINNING AT I.P. JOINT CORNER OF BOWMAN WILSON AND RUNNING THENCE, S 29-05 W FOR 472.7 FEET TO I.P. JOINT CORNERS OF WILSON AND OWENS, THENCE S 89-36 W FOR 555 FEET TO I.P. JOINT CORNER OF WILSON AND WILSON, THENCE ALONG WILSON LINE N 13-40 e. FOR 248.3 FEET TO I.P. THENCE ALONG WILSON LINE N 15-52 E FOR 443.7 feet to I.P. JOINT CORNERS OF WILSON AND THOMAS, THENCE S 67-27 E FOR 654.5 FEET TO I.P. JOINT CORNER OF BOWMAN WILSON AND OWENS, THE POINT OF ORIGIN.

THE ABOVE IS THE SAME PROPERTY CONVEYED TO HARRY HARDY, BY DEED OF BOWMAN WILSON DATED JANUARY 13, 1983, SAID DEED NOW BEING RECORDED.

6270
--- 1 JAN 17 83
320

STATE OF SOUTH CAROLINA
GREENVILLE TAX COMMISSION
DOCUMENTARY
STAMP
JAN 17 83
TAX
RE. 11215
02.76

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.

4328-RV-21