

PO Box 1485 MORTGAGE OF REAL ESTATE

Deed, X 24602

Doc. 1593 Page 549

STATE OF SOUTH CAROLINA DEED BOOK CO. S.C. MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE

FILED  
12 08 PM '83  
DONNIE TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Alfred Groves and Patricia D. Groves

(hereinafter referred to as Mortgagor) is well and truly indebted unto O. B. Godfrey

(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  
One Hundred Ninety-one Thousand, Five Hundred Dollars (\$ 191,500.00) due and payable

with interest thereon from even date 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, near the City of Greenville, at the southeastern corner of the intersection of Donnan Road and Dove Lane and known and designated as Lot 159 of a subdivision known as Super Highway Homesites, plat of which is recorded in the RMC Office for Greenville County in Plat Book P, Page 53, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Donnan Road at the joint front corner of Lots 1 and 159 and running thence with the joint line of said lots S 88-0 E 182.5 feet to an iron pin; thence running N 6-40 E 140 feet to an iron pin; thence running N 22-07 W 190 feet to a pin on the southern side of Dove Lane; thence running with the southern side of said Lane S 78-40 W 95 feet to an iron pin at the intersection of said Lane with Donnan Road, which intersection is curved, the chord of which is S 40-20 W 39.1 feet to an iron pin on the eastern side of Donnan Road; thence running thence with eastern side of said Road, S 2-0 W 260 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Godfrey and Poore, a General Partnership, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1191, Page 70, on February 1, 1983.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
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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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