

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO S.C.
FEB 25 3 44 PM '83

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

WHEREAS,

WILLIAM N. HANCOX and DONNIE S. TANKERSLEY
and Atha L. Hancox

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. G. Merritt

(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

Thirty-one Thousand and 00/100----- Dollars (\$ 31,000.00---) due and payable

in accordance with terms of Note of even date

with interest thereon from _____ date _____ at the rate of twelve 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, containing 24.65 acres, being shown and designated as Tract No. 2 on a plat of Grace D. Taylor, prepared by Freeland & Associates, dated December 22, 1975, recorded in Plat Book 5R at Page 31 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an old iron pin at the joint corner of Tracts 1 and 2 and running thence S. 43-54 W. 280.6 feet to an old iron pin; thence S. 75-09 W. 442.2 feet to an iron pin; thence S. 47-01 W. 240.2 feet to a new iron pin; thence S. 07-55 E. 617.2 feet to an old iron pin; thence N. 73-43 E. 338 feet to an old iron pin; thence S. 07-55 E. 541.8 feet to a new iron pin; thence N. 73-40 E. 529.8 feet to a stone and old iron pin; thence N. 00-15 E. 752.4 feet to a new iron pin; thence S. 88-06 E. 255 feet to an iron pin at the joint corner of Tracts 1 and 2; thence along the joint line of said tracts N. 36-04 W. 787.8 feet to an old iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of James E. Taylor recorded October 7, 1969 in Deed Book 877 at Page 217 and deed of Grace D. Taylor, a person non compos mentis, by her Committee, Joseph P. Taylor, recorded November 4, 1976 in Deed Book 1045 at Page 654.

The above described property was conveyed subject to all restrictions, easements, or rights-of-way existing or of record which affect said property.

RECORDED IN SOUTH CAROLINA
DEED BOOK 1045 PAGE 654
INSTRUMENT NO. 12,400

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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