

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE

FEE 2 APR 11 1984

DONNIE S. ...
R.M.C.

Mortgagees' Address: 713 S. Petty Street
Gaffney, S. C. 29340

BOOK 1596 PAGE 97

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Larry J. Meares, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto John R. Hubbard and Jean G. Hubbard,

(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

Ten Thousand and 00/100 - - - - - Dollars (\$ 10,000.00) due and payable at \$100.00 per month, principle and interest included, beginning April 1, 1983 and on the first day of each month thereafter through March 1, 1984, with balloon payment of remaining outstanding balance in full on or before April 1, 1984,

with interest thereon from March 1, 1983 at the rate of Ten per centum per annum, to be paid: monthly through March 1, 1984.

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, the Mortgagee's heirs, 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 on the southwest side of Augusta Road, as relocated, and being a portion of the Thomas Stenhouse home Tract, and having the following metes and bounds:

BEGINNING at an iron pin on the southwest side of Augusta Road, corner of Tract heretofore conveyed by Thomas Stenhouse to Roy A. Peace and running thence with said Augusta Road N. 9-40 W. 113.3 feet to iron pin; thence N. 87-15 W. 387.5 feet to an iron pin; thence S. 9-40 E. 113.3 feet to Peace's line; thence with Peace's line S. 87-15 E. 387.5 feet to the point of beginning and containing one (1) acre, more or less.

This is the identical property conveyed to John R. Hubbard and Jean G. Hubbard by deed dated May 30, 1980 and recorded in the Office of R.M.C. for Greenville County, South Carolina in Deed Book 1126 at Page 689.

This is the identical property conveyed to Larry J. Meares, Jr. by John R. Hubbard and Jean G. Hubbard by deed of even date to be recorded herewith in the Office of R.M.C. for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 04 00

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 is 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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