

324 Riverside Drive, Greenville, S.C. 29605

FILED

BOOK 1596 PAGE 621

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 3 12 27 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM A. FLOYD

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

HELEN H. FLOYD

(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 FIFTY THOUSAND AND 00/100

Dollars (\$ 50,000.00 ) due and payable

One (1) year from the date hereof.

~~with interest thereon from~~

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, on the southerly side of Saluda Dam Road and being known and designated as Lots Nos. 3, 4, 5 and 6 as shown on an unrecorded plat of HONEYTREE, prepared by Carolina Surveying Company dated July 19, 1979.

ALSO, ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, being shown and designated as Lots Nos. 18, 19 and 20 on a plat of "BUXTON", which plat is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-N at Pages 2, 3 and 4. For a metes and bounds description, reference to said plat is hereby craved.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southerly side of Saluda Dam Road, containing 45 acres, more or less, being all that remaining parcel of property of William A. Floyd, previously conveyed to him in Deed Book 654 at Page 153 and having a frontage of 300 feet, more or less, on Saluda Dam Road and bounded on the east by property conveyed to Vernon M. Mustian and Sarah B. Mustian by Deed dated March 2, 1983.

Lots Nos. 18, 19 and 20 of Buxton Subdivision is the same property conveyed to Mortgagor by deed of even date from Vernon M. Mustian to be recorded herewith. All remaining property herein described is a portion of the property conveyed to Mortgagor by deed of The South Carolina National Bank of Charleston, dated and recorded July 7, 1960, in Deed Volume 654 at Page 153 in the R.M.C. Office for Greenville County, S. C.

2 MAR 23 1983 755

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
20.00  
MARCH 1983

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.

0621

4328-RV-21