MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREFNVII LE CO S.C.

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DONNIE S. TANGERSLEYOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS. Max D. Tessnear and Kathy B. Tessnear

thereinafter referred to as Mortgagor) is well and truly indebted unto Henry Metcalf and Doris M. Metcalf

according to the terms of the Mortgagors' Note of even date and incorporated herein by reference, but to be paid no later than February 1. 1988

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, 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 western side of Terry Road and being shown and designated as 3.24 acres on a plat of survey prepared by Jeffery M Plumblee on February 17, 1983, and being recorded in the RMC Office for Greenville County in Plat Book 9-3, Page 75, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Terry Road and running thence S 2-00 E 285.2 feet to an iron pin; thence S 82-30 W 492.8 feet to an old iron pin; thence N 12-31 E 339.6 feet to an iron pin; thence n 80-58 E 203.6 feet to an iron pin; thence S 86-02 E 204.5 feet to an old iron pin at the point of beginning.

THIS conveyance is made subject to all restrictions, set-back lines, roadways, easements, and rights-of-way, if any, which appear of record or by examination of the premises described hereinabove, particularly an easement for the use of the spring recorded in Deed Book 609, Page 196.

This being the same property conveyed to the Mortgagors herein by deed of Henry Metcalf, et al. recorded in the RMC Office for Greenville County in Deed Book 184, Page 19 on March 8, 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 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 heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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A CONTRACTOR