

GREENVILLE, S.C.

BOOK 1605 PAGE 491

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 5 3 37 PM '83  
DONNIE S. STANLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frank R. Godbey and Marlene R. Godbey

(hereinafter referred to as Mortgagor) is well and truly indebted unto George B. Pepper and Carrie C. Pepper, Route 7, Easley, SC 29640

(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 SIXTEEN THOUSAND AND NO/100ths Dollars (\$ 16,000.00 ) due and payable

according to the terms of the note executed of even date herewith.

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, in Butler Township, and being known and designated as Lot 12 as shown on a plat of Oak Meadow made by Freeland and Associates dated August 24, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6V at page 11, said lot comprising 5.30 acres, more or less, reference being made to said plat for a metes and bounds description.

This conveyance also includes an undivided one eighteenth (1/18) interest in and to that certain unnamed road as shown on the above-referenced plat made by Freeland and Associates, said road leading in to the development known as Oak Meadows and providing access to each lot, it being the intention of the Grantors and Grantees herein to create a fee simple access road for the benefit of each and every lot as shown on the plat.

This being the same property conveyed to the Mortgagors herein by deed of George B. Pepper, et al. dated April 29, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1187 at page 745.

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY TAX COMMISSION  
DOCUMENTARY  
STAMP  
MAY 5 1983  
TAX \$ 06.40

CGTO -----3 MYS 83 031

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.

4.000 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 fully 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.