

STATE OF SOUTH CAROLINA
COUNTY OF

FILED
GREENVILLE
MAY 27 3 53 PM '83
DONNIE S. SLEET
R.M.C.

MORTGAGEE'S ADDRESS:
Rt. 2, Box 288
Pelzer, S. C. 29669 50. 1638 570
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN ALLEN HEDDEN and DEBRA RAY HEDDEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. F. GAULT and WILMA R. GAULT

(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 Eight Thousand Four Hundred and 00/100---- Dollars (\$ 8,400.00) due and payable \$120.52 on July 1, 1983 and on the first day of each month thereafter until paid in full with interest first deducted and balance to principal.

with interest thereon from date at the rate of 12.0 per centum per annum, to be paid monthly

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, Fairview Township, containing five acres in accordance with plat made for John Allen & Debra Ray Hedden by C. O. Riddle, R.L.S., dated May 13, 1983, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Northern side of Highway 418, joint corner with Phillips property, and running thence N. 8-29 E. 1236.48 feet to an iron pin; thence N. 76-22 E. 171.28 feet to an iron pin; thence S. 6-59 W. 1242.62 feet to an iron pin; thence S. 81-24 W. 200 feet to an iron pin, being the point of beginning.

This being the identical property as conveyed to the mortgagors by the mortgagees by deed of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1189, Page 44.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
TAX
MAY 27 1983
03.36

400 3 40691A01

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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