

GREENVILLE COUNTY
MORTGAGE OF REAL ESTATE

BOOK 1613 PAGE 235

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 27 3 30 PM '83
DOWNRISE SLEIGH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, V. E. Cornett

(hereinafter referred to as Mortgagor) is well and truly indebted unto John L. Sloan and Helen M. Sloan

(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

Thirty-Six Thousand Six Hundred Twenty-Five and No/100----- Dollars (\$ 36,625.00) due and payable

in 360 consecutive and equal monthly installments of \$348.79 including principal and interest, the first payment being due and payable from one (1) month hereof.

with interest thereon from date at the rate of 11% per centum per annum, to be paid:

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:

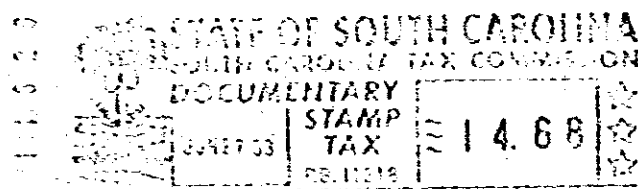
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that certain piece, parcel or tract of land, located lying and being in the County of Greenville, State of South Carolina, containing 22.65 acres, more or less, as shown on plat entitled "Survey for V. E. Cornett", prepared by Robert R. Spearman, dated May 24, 1983, recorded in the Greenville County RMC Office in Plat Book 9-R at Page 90, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the middle Griffen Mill Road, at the joint front corner of the within tract and a tract belonging now or formerly to Rouse and running thence, along Griffen Mill Road N. 37-27 E. 70.0 feet to a point; thence, S. 63-31 E. 1,090.94 feet to a point in or near a creek; thence, along said creek the center of which is the property line and the following traverse and distance S. 27-14 W. 663.55 feet to a point; thence, crossing said creek and running S. 66-53 E. 83.16 feet to a point; thence S. 53-21 W. 186.12 feet to a point in or near the northern edge of a lake; thence along the line through said lake S. 29-29 W. 409.20 feet to a point in the center and upon the bed of said lake; thence, S. 69-16 W. 85.80 feet to a point in said lake; thence, N. 54-30 W. 784.38 feet to a point in the center of an unnamed old road and in the line of property now or formerly belonging to Rouse; thence, N. 34-44 E. 1,061.07 feet to a point; thence, N. 63-31 W. 364.93 feet to a point in the center of Griffen Mill Road, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of John L. Sloan and Helen M. Sloan dated the 13th day of June, 1983 and recorded in the Greenville County RMC Office on June 27, 1983 in Deed Book 1191 at Page 223.



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 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.