

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
JUN 27 2 43 PM '83
DONALD R. HIGLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Franklin D. Lucas and Sandra K. Lucas

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

Oscar J. Okes and Dolores E. Okes

(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

Six Thousand and No/100----- Dollars (\$ 6,000.00) due and payable

with interest thereon from June 24, 1983 at the rate of 10% per centum per annum, to be paid:
in monthly installments until paid, but no later than June 24, 1988.

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 S/S of the South Saluda River about one mile North of Phillips Lake, Marietta, SC, having, according to a survey made by T. T. Dill, Surveyor, June 11, 1963, the following metes and bounds, to-wit: BEGINNING at an iron pin on the bank of the South Saluda River on the Greenville County side, said point being 126.5 feet East of the corner of Lot No. 15, and running N 76-49 E 127 feet along said river to an ironwood on corner of property of Allen; thence following the Allen line, S 54-11 E 190 feet to an iron pin; thence S 76-34 W 61.2 feet to an iron pin; thence N 78-51 W 140 feet to an iron pin; thence N 49-11 W 105 feet to the point of BEGINNING being designated as Lot No. 17.

ALSO: ALL that certain piece, parcel or tract of land, situate, lying and being in Greenville County, South Carolina, on the east side of the South Saluda River, known as Lot No. 16 of the Ellison River lots, being a part of the property conveyed to Dessie M. Ellison by deed of E. S. Guest on the 29th day of August, 1953, recorded in the RMC Office for Greenville County Book of Deeds 488 at page 495, and being more fully described as follows according to plat and survey of John C. Smith, of July 7, 1964, with the following metes and bounds: BEGINNING at an iron pin situate on the West side of County Road and running thence with property line of Trotter property N 46-55 W 86.5 feet to I.P.O.: thence N 65-28 E. 126.5 feet to I.P.O.; thence S 48-09 E 11 feet to I.P. on West side of County Road: thence with right-of-way of County Road S 30-01 W 120.3 feet to the BEGINNING corner, more or less; this being the identical property conveyed to Mortgagors herein by Oscar J. Okes and Dolores E. Okes by deed of even date to be recorded.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
JUN 27 1983
\$ 02.40

2 JUN 27 83 558

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.

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