

P. O. Box 146
Greer, S. C., 29651

1618 275

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUL 29 12 08 PM '83

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TARRANTSLEY
We, John Leaks and Sallie McCain

WHEREAS, We, John Leaks and Sallie McCain
(hereinafter referred to as Mortgagor) is well and truly indebted unto McClimon & Hill, Inc.

(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

Twenty Thousand Five Hundred Dollars (\$ 20,500.00) due and payable
to be paid at the rate of \$294.13 per month, first payment due on the
15 day of Sept., 1983 and payment on the 15 day of each month
thereafter until paid in full.

with interest thereon from date at the rate of 12 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, O'Neal Township, approximately five miles North of the City of Greer, being the entire remaining portion of Tract No. TWENTY (20) as shown on plat of property prepared for F. B. and I. V. Edwards, recorded in Plat Book YY page 1, R. M. C. Office for Greenville County, said tract originally containing 18.3 acres, more or less, LESS HOWEVER, 2.00 acres previously conveyed by Fred Painter to Brent Bailey by deed recorded in deed book 1161 page 374, R. M. C. Office for Greenville County, leaving a net balance of 16.3 acres, more or less.

This is the same conveyed to the within mortgagor by McClimon & Hill, Inc., by deed to be recorded herewith.

This is a purchase money mortgage.

RECORDED
JUL 29 1983
STAMP TAX \$ 08.20

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.

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