

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED MORTGAGE OF REAL ESTATE
GREENVILLE S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:
AUG 12 4 33 PM '83

1620-936

WHEREAS, JAMES E. MORRE and DONNA MARGIE A. MOORE

(hereinafter referred to as Mortgagor) is well and truly indebted unto REESE H. BABB, SR. and AZALEA J. BABB
Babb Street

(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
Fountain Inn, SC 29644

THIRTY-FOUR THOUSAND NINE HUNDRED AND NO/100-----Dollars (\$ 34,900.00) due and payable

AS PER NOTE EXECUTED THIS DATE OR ANY FUTURE MODIFICATIONS, EXTENSIONS OR
RENEWALS THEREOF

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

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 piece, parcel or lot of land, with the building and improvements thereon, situate, lying and being in the Town of Fountain Inn, County of Greenville, State of South Carolina, being known and designated as Lot 109 on plat of Stonewood Subdivision which plat is recorded in the RMC Office for Greenville County in Plat Book 4F, Page 16 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of the curve of Demorest Circle and running thence N. 51-12 W., 224.7 feet to an iron pin; thence S. 72-30 W., 55 feet to an iron pin; thence S. 29-25 E., 215 feet to an iron pin; thence S. 89-00 E., 171.4 feet to an iron pin on Demorest Circle; thence around the curve of Demorest Circle N. 52-56 W., 68.9 feet; and continuing around the curve of Demorest Circle N. 10-06 E., 30 feet to the point of beginning.

This being the same property conveyed to the Mortgagors here in deed of Reese H. Babb, Sr. and Azalea J. Babb, of even date to be recorded herewith.

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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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