

PS 6X109
TR 1001 SC

MORTGAGE OF REAL ESTATE -

899-1523 366

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE S.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 30 1 33 PM '83

DONNIE S. HUNTER SLEY
R.M.C.

WHEREAS, Gary W. Bible and K. Phyllis Bible

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Dennis Black

(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

July 1, 1993

with interest thereon from _____ 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, lying between the Southern right-of-way of Duncan Chapel Road and the northern right-of-way of Watkins Bridge Road, containing 0.90 acres as shown on a plat of survey prepared by Clifford C. Jones, RLS, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of the right-of-way of Duncan Chapel Road, at the intersection of said road with the western edge of the right-of-way of Montague Circle and running thence with the southern edge of the right-of-way of Duncan Chapel Road, N. 37-09 W. 88 feet to an iron pin; thence S. 31-47 W. 369.88 feet to an old iron pin; thence S. 70-41 E. 152.87 feet to an old iron pin on the western edge of the row of Montague Circle, thence along the edge of said right-of-way N. 19-23 E. 312.53 feet to an iron pin on the southern edge of the right-of-way of Duncan Chapel Road, the point and place of beginning.

THIS conveyance is made subject to all easements, restrictions, roadways, rights-of-way or other matters which may appear by examination of the public record or the premises herein.

THIS being Parcel A of several tracts conveyed to the Mortgagor herein by deed of W. Dennis Black, recorded in the RMC Office for Greenville County at Deed Book 1195, Page 353 on August 30, 1983.

AUG 03 048

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX \$ 02.40
AUG 03 1983

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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