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GREENVILLE CO.

BOOK 1625 PAGE 679

107 Broadus Avenue
LAW OFFICES OF JOHN W. BOBAND, III ATTORNEY at LAW, GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, David C. McElrath and Pam H. McElrath,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dan S. McElrath

(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 Nine Hundred and 00/100 Dollars ($ 900.00) due and payable in full within eighteen (18) months from the date hereof without interest thereon

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 eastern side of S. C. Highway 114, near the City of Greenville, being shown and designated as 1.05 acre tract on a plat prepared by Freeland and Associates, dated May 28, 1981, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of S.C. Highway 114 at the joint corner of this property and property heretofore conveyed to David C. and Pam H. McElrath, and running thence with the joint line of said property, S. 58-18 E. 222.43 feet to an iron pin; thence continuing with said property, S. 24-51 W. 31.45 feet to an iron pin; thence continuing with said property, S. 63-08 E. 175.16 feet to an iron pin; thence S. 36-39 W. 108.67 feet to an iron pin; running thence N. 58-18 W. 399.59 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed from the Mortgagee herein, of even date, to be recorded herewith in the RMC Office for Greenville County, S.C.

Mortgagee's address: Route 3, Tiger Bridge Road, Greer, S. C. 29651

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
SEP 14 83 $00.36

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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