

JAMES H. PRICE, III
ATTORNEY
201 E. NORTH STREET
GREENVILLE, S. C. 29601

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GREENVILLE
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1626 PAGE 699

WHEREAS, JOHN D. VERNON and RUTH ANN VERNON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST, Post Office Box 485, Travelers Rest, South Carolina 29690

(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

-----EIGHTEEN THOUSAND AND NO/100----- Dollars (\$ 18,000.00) due and payable
One (1) installment of Two Hundred Thirty Three Dollars and Seventy Cents (\$233.70) due and payable on or before October 1, 1983, and a like installment of Two Hundred Thirty Three Dollars and Seventy Cents (\$233.70) due and payable each and every month thereafter for fifty nine (59) months with the final balloon payment of Fifteen Thousand Four Hundred Twenty Seven Dollars and Eighty Seven Cents (\$15,427.87 due and payable on or before September 1, 1988
with interest thereon from date at the rate of 13.50% 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

BEGINNING at an iron pin on the southwest side of Duncan Chapel Road, joint corner of lands of the Grantor and Emma Childress; thence with the line of Childress property the following courses and distances: S. 40-00 E. 218 feet to an iron pin; S. 63-43 W. 80 feet to an iron pin; N. 18049 W. 43 feet to an iron pin; N. 2-17 W. 28 feet to an iron pin; and N. 19-56 W. 128 feet to an iron pin on the southerly side of Montague Road; thence in a southwesterly direction along the edge of said road to an iron pin, at corner of other property of Emma Childress; thence with the line of said Childress property in a southeasterly direction 230 feet to corner of said tract; thence S. 36-00 W. 240 feet more or less to an iron pin in line of property of Polly Bridwell Vernon Goodrich; thence with the line of said Goodrich property the following courses and distances: S. 42-24 E. 170 feet to an iron pin; S. 47-36 W. 300 feet to iron pin; N. 42-24 W. 110 feet more or less to an iron pin marking the common corner of property of the said Goodrich, the Grantor and another tract owned by Emma Childress; thence with line of the Childress proeprty S. 36-00 W. 820 feet more or less crossing a Duke Power right-of-way to a point in the center of Reedy River; thence with the center of said river as the line in a southereasterly direction 450 feet more or less to a point in said river; thence in a northeasterly direction 1650 feet more or less, and crossing the old Duncan Chapel Road (now abandoned) to an iron pin on the southwestern edge of said Duncan Chapel Road; thence with the southwest edge of said road as the line approximately 240 feet to the point of beginning.

LESS, HOWEVER

ALL that certain piece, parcel or tract of land situate, lying and being in Paris Mountain Township, on the southwest side of Duncan Chapel Road, State and County aforesaid and according to plat prepared by Williams & Plumblee, Inc., Surveyors, dated July 1, 1981 entitled "Survey for Ronald E. Brown and Yvonne Y. Brown" containing 8.0 acres and recorded in the RMC Office for Greenville County in Plat Book 8G at page 48, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a new iron pin on the edge of Duncan Chapel Road and running thence along a common road, S. 31-11 W. 718.3 feet to a new iron pin; thence continuing along said line S. 35-37 W. 549.7 feet to a new iron pin; thence running in a northwesterly direction, N. 47-22 W. 403.7 feet to a new iron pin; thence running along the property line of property now or formerly of Birdwell, N. 36-00 E. 470.0 feet to a new iron pin; thence running in a southeasterly direction along

(SEE ATTACHMENT)

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS AND CLERK
DOCUMENTARY
STAMP
TAX
SEP 21 1983
1626-699

1626-699