

MORTGAGE OF REAL ESTATE

Mortgagee's mailing address **RD. O. Box 109, Travelers Rest, S. C. 29690**
STATE OF SOUTH CAROLINA } **GREENVILLE** } **MORTGAGE OF REAL ESTATE**
COUNTY OF GREENVILLE } **Oct 17 3 45 PM '83** **BOOK 1631 PAGE 183**

DONALD SLEY
R.M.C.

WHEREAS, we, John E. Roberts and Helen G. Roberts,
(hereinafter referred to as Mortgagor) is well and truly indebted unto **William 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 **Twenty-two Thousand and no/100**-----
-----Dollars (\$ **22,000.00**) due and payable
in equal monthly installments of \$**316.80** each, beginning on October 1,
1983, and then thereafter each successive month and date until paid in
full on September 1, 1993,

with interest thereon from **date** at the rate of **12%** per centum per annum, to be paid: **Interest is**
computed in the monthly payment.
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 **7.26 acres**, as shown on plat thereof prepared by **Clifford C. Jones, RLS**, dated **August 14, 1983**, and having, according to said survey,
the following metes and bounds, to-wit:

Beginning at an iron pin on **Montague Circle**, and runnint thence
S 18-39 W 206.6 feet to a point in **Reedy River**; thence along the
center line of **Reedy River**, **S 32-50 E** to a point in said River;
thence **N 62-45 E 473.8 feet** to an iron pin; thence **N 10-30 E 255.3**
feet to an iron pin; thence **N 71-24 W 335.01 feet** to an iron pin on
Montague Circle; thence along **Montague Circle**, **S 81-57 W 51.85 feet**
to an iron pin; thence **N 71-22 W 367.81 feet** to the point of beginning,
and shown as **Tracts 4 and 5** on said plat.

This is the same property conveyed to the mortgagors herein by deed of
the mortgagee, on even date, and recorded in Deed Book 1198,
page 653, RMC Office for Greenville County.

RECORDED IN DEED BOOK 1198 PAGE 653
OCT 17 1983
STAMP
R.M.C.

420 8
11801

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.

4328-RV-23