

Mortgagee's Address: 1503 East North Street, Greenville, SC 29607 (103) 260

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

JUN 15 1984
R.M.C.

WHEREAS, I, REBECCA IDA RAY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto LORETTA R. RAY

(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 **Thirty-Eight Thousand and No/100** Dollars (\$ 38,000.00) due and payable:

in equal monthly installments of Two Hundred Seventy-five and No/100 Dollars (\$275.00) each beginning on the first day of January, 1984, and continuing thereafter until paid in full, with payments being applied first to interest and then to principal, with mortgagor having the privilege of prepayment without penalty, with interest thereon from date at the rate of seven (7%) 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; 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

All that certain piece, parcel or lot of land with the buildings and improvements thereon in Bates Township, Greenville County, State of South Carolina, near Travelers Rest, located on the north side of Toler Road and the west side of Lowell Street and being known and designated as Lot No. 24, as shown on a revised map of Tracts 58, 59, and 60 of a subdivision known as Meadowbrook Farms, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book VV, Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Lowell Street at the joint corner of Lots 24 and 25 and runs thence along the line of Lot No. 25 N. 65-15 W. 172 feet to an iron pin; thence along the line of Lots 35, 36, and 37 S. 24-45 W. 265.5 feet to an iron pin on the north side of Toler Road; thence along the north side of Toler Road N. 67-39 E. 252.9 feet to an iron pin, at the intersection of Toler Road and Lowell Street; thence along the west side of Lowell Street N. 24-45 E. 80 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by the mortgagee herein 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 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 Mortgagee 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 Mortgagee 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.