

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE - 1345 PAGE 578
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, James W. Qualls and Sally A. Qualls
(hereinafter referred to as Mortgagor) is well and truly indebted unto

C. E. Robinson, Jr., Trustee of the Estate
of B. M. McGee under Will 600 E. Washington St
Greenville, SC

(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 Seven Hundred Ninety-six and 94/100----- Dollars (\$6,796.94) due and payable

According to the terms of the Note dated on even date herewith

with interest thereon from (See Note) at the rate of (See Note) per centum per annum, to be paid:

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, being shown and designated as Tract No. 8 on plat recorded in the RMC Office for Greenville County in Plat Book 0-R at Page 60, containing 3.3 acres, more or less, reference is made to said plat for a more complete description.

This Mortgage is due and payable in full upon any transfer, conveyance or sale of the secured property. This Mortgage may not be assumed without Mortgagee's consent.

This is the same property as conveyed to the Mortgagors herein by deed of Doris G. Bramlett, Trustee, recorded in the RMC Office for Greenville County in Deed Book 1197 at Page 758 on October 4, 1983.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 02.72
11/17/83

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 on any ground hereof.

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