

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE GREENVILLE CO. S.C.

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

MAR 5 12 22 PM '84

WHEREAS, Donald B. Hedges and Nancy S. Stegall  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Action Mortgage Corporation

(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 FOUR THOUSAND NINE HUNDRED NINETY-ONE & 60/100 Dollars (\$ 34,991.60 ) due and payable

with interest thereon from Note at the rate of 15% per centum per annum, to be paid: 15 years.

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 Northern side of Rabbit Farm Road and shown as a tract containing 1 acre on a plat of the property of Donald Stegall dated February 19, 1979, prepared by Lindsey and Associates, recorded in Plat Book 7-F, at Page 41, in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point near the center of Rabbit Farm Road at the corner of Stegall property and running thence with said property N -25-00 E 195 feet to an iron pin; thence N-75-16 W 233.2 feet to an iron pin; thence S-14-46 W 214 feet to a point near the center of Rabbit Farm Road; thence with said road S-81-36 E 199.7 feet to the point of Beginning.

Being the same property conveyed to "Donald J. Stegall and Nancy S. Stegall", by Deed from Lillian B. Taylor and Faye B. Stegall, which Deed is recorded May 29, 1979, in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1103, at Page 491.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
MAR-5 84 TAX \$ 14.00  
F.E. 1218

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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 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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