

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

GREENVILLE S.C. TO ALL WHOM THESE PRESENTS MAY CONCERN

VOL 1553 PAGE 921

MAR 27 12 00 PM '84

WHEREAS, Charles DONNARD BETTSLEY SUGGS
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hugh F. McCauley

(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 Ten Thousand and no/100 ----- Dollars (\$ 10,000.00) due and payable

according to the terms of a note executed this date and incorporated herein by reference.

with interest thereon from _____ date _____ at the rate of 12% 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,

ALL of that lot of land in the County of Greenville, State of South Carolina, in Bates Township on the southern side of Tigerville Road, sometimes referred to as a part of the McElhaney Road, and situate approximately 500 feet west of the intersection of a county road and having the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of said Tigerville Road, 25 feet S. 8-30 E. from the center of said road, at the corner of property of L.V. Patrick and running thence with his line S. 8-30 E. 125 feet to an iron pin; thence S. 73-13 W. 130 feet to an iron pin; thence N. 16-21 W. 125 feet to an iron pin on the southern side of Tigerville road; thence with the southern side of said road N. 73-39 E. 150 feet to the point of beginning.

THIS conveyance is subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS being the same property conveyed to the Mortgagor herein by deed of Henry Earl McCauley and Hugh F. McCauley recorded in the RMC Office for Greenville County in Deed Book 1208, Page 973 on MARCH 27, 1984.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
MAR 27 84 TAX \$ 04.00
R.S. 12-12

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.

4.0000 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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