

LAW OFFICES OF THOMAS C. BRISSEY, P.A.
MORTGAGE OF REAL ESTATE

VOL 1038 CASE 495

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Alvin G. Steading and Nancy T. Steading

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gail M. Cantrell Wood
Rt. 5, Box 100, Greenville, S.C. 29651

(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 Fifteen Thousand and No/100-----
-----Dollars (\$15,000.00) due and payable

as per the terms of that promissory note dated April 9, 1984

with interest thereon from 4/9/84 at the rate of 12.5% 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:

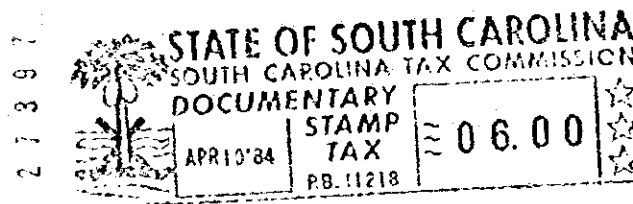
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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, the Mortgagee's heirs, 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, Fairview Township, having the following metes and bounds, to-wit:

BEGINNING at a stone in the old road bed, road which formerly led from Fountain Inn to Neely-Ferry Road by via of Hammond place, on line of land formerly belonging to H.Y. Boyd, and running thence along said old road bed, S. 61-45 W. 250.8 feet to a point in said old road bed; thence S. 27-30 W. along the old road bed, 59.4 feet to a point; thence continuing with said creek in a northerly direction 280 feet, more or less, to a point; thence in an easterly direction along new road 360 feet to a point on line of land formerly belonging to H.Y. Boyd; thence with the joint line of the former Boyd property; S.8-15 W. 276 feet to the point of beginning; and bounded by lands formerly belonging to H.Y. Boyd, an old abandoned road bed, creek and others.

THIS being the same property conveyed to the mortgagors herein by deed of Gail W. Cantrell Wood as recorded herewith in the RMC Office for Greenville County, S.C.

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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 is 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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