

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

APR 25 3 1984 TO ALL WHOM THESE PRESENTS MAY CONCERN:

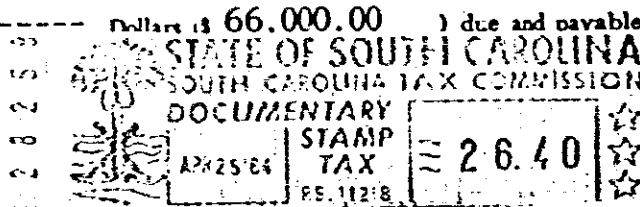
UNNIE S. WILKERSLEY
R.H.C.

WHEREAS, J. A. Gilreath, Jr.

2640

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kate K. Mitchell

(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 Sixty-Six Thousand and No/100-----



with interest thereon from date at the rate of Eleven(11%) per centum per annum, to be paid: as provided in said Note

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:

PARCEL A:

"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 east side of Parkins Mill Road, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Parkins Mill Road approximately 229 feet from the right-of-way of Laurens Road and running thence with center of said Parkins Mill Road S. 66-30 W., 229 feet to an iron pin in center of said road; thence S. 22-10 E., 312.4 feet to an iron pin on back line; thence N. 66-30 E., 236 feet to an iron pin; thence N. 23-35 W., 312.4 feet to the beginning corner, containing one and two-thirds acre, more or less.

PARCEL B:

All that certain piece, parcel or triangular strip of land, located, lying and being in the County of Greenville, State of South Carolina, lying on the southern side of the right-of-way of East Parkins Mill Road, containing 0.022 acre, more or less, as shown on plat entitled "Survey for J. A. Gilreath, Jr.", dated July 21, 1980, prepared by C. O. Riddle and recorded in the RMC Office for Greenville County in Plat Book 8-A at Page 96, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of the right-of-way of East Parkins Mill Road, at the joint front corner of the within described tract and a tract containing 1.507 acres and running thence along the joint line of said tracts S. 23-29 E., 288.06 feet to an old iron pin at the joint rear corner of the within described tract and said tract containing 1.507 acres and property now or formerly of Kate Mitchell; thence running along the joint line of the within described tract and property now or formerly of Kate Mitchell, N. 22-12 W., 288.17 feet to a spike at the joint front corner of the within described tract and property now or formerly of Kate Mitchell on the southern side of the right-of-way of East Parkins Mill Road; thence running along said right-of-way, S. 66-13-24 W., 6.46 feet to an iron pin on the southern side of said right-of-way at the joint front corner of the within described tract and said tract containing 1.507 acres, the point and place of beginning.

Parcels A and B being the same property conveyed to the Mortgagor by deed of Kate K. Mitchell, recorded in the RMC Office for Greenville County in Deed Book 1211 at Page 184 on April 25, 1984.

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.

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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