

BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A., SUITE 15, 1700 E. NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE

Mortgagee's Address; P. O. Box 608, Greenville, South Carolina 29602

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STATE OF SOUTH CAROLINA GREENVILLE CO. S.C. COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

MAY 2 3 43 PM '84 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY R.M.C.

WHEREAS, Sloan T. and Cora W. Gillespie

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina (Formerly Peoples National Bank), as Trustee under Share 1 Trust created by the Last Will and Testament of Calvin G. Ridgeway, Deceased. (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

Fourteen Thousand Eight Hundred Sixty and no/100-- Dollars (\$ 14,860.00-- Due and payable twelve (12) months from the date hereof, as evidenced by a promissory note of even date herewith, (provided, however, that Mortgagor will pay in full the amount remaining unpaid on the promissory note upon the sale of lot with tax ID No. M-93-01-008-03, located on Mill Road in Mauldin, South Carolina. with interest thereon from date at the rate of 10% 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, 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, consisting of 13.3 acres more or less, as shown on plat entitled "Sloan T. & Cora W. Gillespie, Greenville County, South Carolina" dated April 17, 1984, by Montgomery Surveying Company, said plat recorded in the R.M.C. Office for Greenville County, in Plat Book 10-K at Pages 571-58 the 2 day of May, 1984, and having the following metes and bounds, to-wit:

BEGINNING at a point in the middle of Woodside Road and running N. 56-44 W. 716.35' to a point; thence running N. 51-45 W. 306.3' to a point; thence running N. 39-43 W. 100.0' to a point; thence running N. 27-23 W. 100.0' to a point; thence running N. 13-39 W. 135.0' to a point; thence running N. 3-45 W. 457.2' to a point; thence running N. 2-04 E. 100.0' to a point; thence running N. 9-36 E. 46.52' to a point; thence running N. 9-56 E. 53.44' to a point; thence running 16-04 E. 100.0' to a point; thence running N. 14.31 E. 129.5' to a point; thence running S. 27-55 E. 1986.92' to the point and place of beginning.

This is the same property conveyed to Calvin G. Ridgeway by Charles Edward Pressley by deed dated July 1, 1963, and recorded in the RMC Office for Greenville County in Book 726 at Page 265,

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX MAY-23 05.96 PE 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 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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