

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

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

JUN 3 11 27 AM '84

WHEREAS, PAUL S. DICKERSON and DEBRA T. DICKERSON
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ERIC H. MARTIN and HELEN ANN McDOUGLE MARTIN

(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

FIVE THOUSAND AND NO/100 _____ Dollars (\$ 5,000.00) due and payable

with interest thereon from _____ DATE _____ at the rate of 10 % per centum per annum, to be paid: in the amount of ONE HUNDRED TWENTY FIVE AND NO/100 (\$125.00) with final payment due and payable

June, 1988

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 that certian piece, parcel or lot of land, with all improvements thereon, situate on the southern side of a new highway running from Pelzer to Augusta Road, in the County of Greenville, State of South Carolina, containing 2.61 acres, more or less, and having the following metes and bounds, according to a plat made by John C. Smith, Registered Land Surveyor, dated November 29, 1974 to-wit:

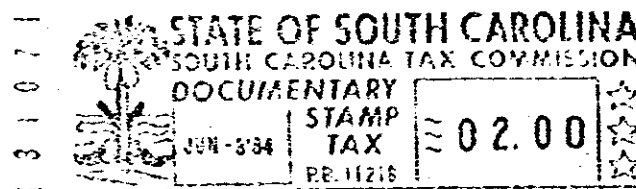
BEGINNING at a point in the center of New Highway, in line of property now or formerly owned by Mrs. Carrie S. Newton, and running thence S. 11-03 W. 252.7 feet to a point (I.P.O.); thence S. 22-31 W. 260. 2 feet to an iron pin in a dirt road; thence with the center of said dirt road N. 5-17 W. 111.9 feet to a point, thence N. 68-44 W. 135 feet to an iron pin in said road; thence leaving said road and running N. 20-16 E. 470 feet to a N. C. in the center of said New Highway; thence with the center of said New Highway S. 69-44 E. 210 feet to a N. C., which is beginning corner.

This being the same property conveyed to Helen Ann McDougale, by deed of S. M. King, dated December 20, 1974 and recorded December 20, 1974, in Deed Volume 1012 at page 136.

Helen Ann McDougale conveyed an undivided one-half interest in property to Eric H. Martin, by deed dated January 26, 1977, recorded February 22, 1977, in Deed Volume 1051, at page 389.

No alcoholic beverages or spirits shall ever be sold on these premises.

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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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