

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
JUN 13 4 53 PM '84
DORRIS B. WALKER
CLERK

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dock C. Bates

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jacqueline Bates Garrett, as Committee for Gertrude S. Bates,

(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

Eleven Thousand Five Hundred Eighty-five and 63/100 Dollars (\$ 11,585.63) due and payable in the following manner: \$1,500.00 shall be paid on July 1, 1984, and a like sum shall be paid on the same date in each succeeding month thereafter until the aforesaid indebtedness shall be paid in full,

Interest thereon from _____ at the rate of _____ 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 _____"~~

ALL that certain piece, parcel or lot of land situate, lying and being on the eastern side of S.C. Highway 291 in the County of Greenville, State of South Carolina, being described by metes and bounds as follows:

BEGINNING at a point 675 feet south of the intersection of S.C. Highway No. 291 and Edwards Road and running thence S. 0-38 W. 12.5 feet; thence, S. 88-20 E. 194.75 feet more or less to a point on the line of a 30 foot service alley; thence, N. 0-43 E. 12.5 feet more or less to a point which is the joint rear corner of Lots 10 and 11 of plat of J. H. Sitton, et al, hereinafter referred to; thence, N. 88-20 W. 194.75 feet to a point on the eastern side of S.C. Highway No. 291, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of Gertrude S. Bates of even date herewith, which said deed is being recorded simultaneously with the recording of the within instrument.

The within mortgage is a purchase money mortgage.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 13 '84
STAMP TAX
PB 11218
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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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