

MORTGAGEE'S ADDRESS:
Woodcraft
Highlands, North Carolina 28741

VOL 1003 PAGE 516

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUN 20 12 50 PM '84

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

WHEREAS, C. DAN JOYNER
DONNIE MERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto SYLVIA SAMMONS

(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 EIGHTEEN THOUSAND AND NO/100

Dollars (\$ 18,000.00) due and payable

IN NINETY-SIX (96) equal monthly installments of Two Hundred Eighty-Two and 76/100 (\$282.76) Dollars per month beginning July 1, 1984 and continuing monthly until paid in full.

with interest thereon from June 19, 1984 at the rate of 11% per centum per annum, to be paid: AS SET OUT ABOVE.

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:

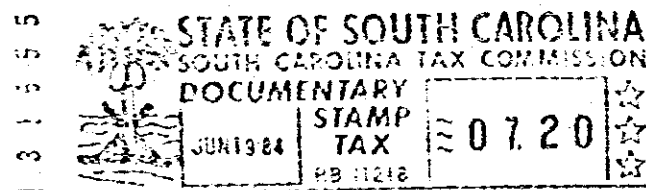
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, situate, lying and being on the North Side of Hassie Street, near the southern corporate limits of the City of Greenville, S. C., being known and designated as the major portion of Lots Nos. 33, 34, 35, 36, 37, 38 and 39 on a plat of Augusta Terrace, prepared in March 1930 by Dalton & Neves, Engineers, and duly recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "G", Page 365 and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the north side of Hassie Street at the southeast corner of Lot No. 33 and running thence with Hassie Street, S. 57-07 W. 175.1 feet to an iron pin at the southwest corner of Lot No. 39 and corner of property now owned by Mr. Dickson; thence with his line, N. 29-18 W. 214.9 feet to an iron pin on the south side of the Old Augusta Road; thence with the south side of said road N. 12-50 E. 9 feet, more or less, to an iron pin; thence S. 28-40 W. 87 feet to an iron pin, the southwest corner of property of Alfred Saad; thence with his line, N. 57-07 E. 165 feet to an iron pin on the eastern line of Lot No. 33; thence S. 29-18 E. 124.5 feet to the beginning.

Derivation: Deed Book 1215, Page 357 - Sylvia Sammons 6/19/84

THIS Mortgage and the Note it secures may not be paid in full for at least Five (5) years from the date hereof.



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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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