

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED MORTGAGE OF REAL ESTATE VOL. 1270 PAGE 875
GREENVILLE S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 27 11 27 AM '84
DORRIS R. McQUEEN, JR.

WHEREAS,

WILLIAM G. McQUEEN, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto DOUGLAS L. POLK and DANIEL J. OTTE,
Rt 2 Box 83 Piedmont, SC 29670

(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

TWENTY THOUSAND----- Dollars \$20,000.00; due and payable

Terms of the Note Monthly payments of \$220.22 due the first of each month. Balloon payment of \$15,348.66 due on July 1, 1994

with interest thereon from date at the rate of 12 per centum per annum, to be paid: July 1, 1994

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

being known and designated as Lot No 2 on a plat of "Sam R. Zimmerman and Ferris M. Williams Property" dated May 1919, revised February, 1922 prepared by C.E. Dalton, Engineer, recorded in the Greenville County RMC Office in Plat Book E at Page 132, and having according to said th plat the following metes and bounds, to-wit;

BEGINNING at an iron pin at the joint corner of the within lot and Lot No 1 and running thence S. 42-0 E 159 feet to a point at the joint rear corner of the within lot and Lot No 1; thence running N. 48 E 65 feet to a point at the joint rear corner of the within lot and Lot No3; thence running along the joint line of said lots N. 42 W. 159 feet to a point at the joint front corner of the within lot and Lot No 3; on the South-eastern side of the right-of-way S. 48 W. 65 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by the Deed of Douglas L. Polk and Daniel J. Otte, being recorded in the RMC Office for Greenville County in Deed Book 1216 at Page 243, RECORDED JULY 3, 1984.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX \$ 06.00
JUL 3 '84
PB. 11216

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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