

215 Promontory Dr. - Greenville

MORTGAGE OF REAL ESTATE -

VOL 1671 PAGE 779

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
MORTGAGE OF REAL ESTATE
JUL 9 2 14 PM '84
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE L. WILKINSLEY
R.D.C.

WHEREAS, GEORGE O' SHIELDS BUILDERS INC. AND RONALD E. PHILLIPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto MIKE SCALES AND MILTON SHOCKLEY, JR.

(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 SEVENTY EIGHT AND 05/100----- Dollars (\$ 14,078.05) due and payable
on or before July 6th, 1985.

with interest thereon from date at the rate of Twelve (12%) per centum per annum, to be paid: at maturity.

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 59 on plat of NORTHWOOD, SECTION I, recorded in the RMC Office for Greenville County in Plat Book 7X at Page 98 and also as shown on a more recent survey prepared by Freeland and Associates, dated June 17, 1983, entitled "Property of George O'Shields Builders Inc. and Ronald E. Phillips", and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bendingwood Circle at the joint front corner of Lots 58 and 59 and running with the common line of said Lots, N 73-13 E 154.79 feet to an iron pin; thence turning and running S 15-43-36 E 85.0 feet to an iron pin; thence with the common line of Lots 60 and 59, S 73-12-48 W 153.22 feet to an iron pin on the eastern side of Bendingwood Circle; thence with said Bendingwood Circle, N 16-47 W 85.0 feet to an iron pin, being the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of Balentine Brothers Builders, Inc. recorded in the RMC Office for Greenville County in Book 1190, Page 962 on June 22, 1984.

This mortgage is not assumable except with permission from Mortgagee.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL-84
TAX
RE. 11213
04.23

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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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