

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C. MORTGAGE OF REAL ESTATE
JUL 16 1 21 PM '84
DONNIE S. WERSLEY
R.M.C.

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WHEREAS, Anthony T. Shepherd

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grover M. Riddle and B. M. Riddle

(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 Six Thousand and No/100-----Dollars (\$6,000.00-----) due and payable

according to the terms of the above-reference promissory note.

with interest thereon from date at the rate of 11.00 per centum per annum, to be paid as stated in note.

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 County of Greenville, State of South Carolina, and according to a plat prepared of said property by Carolina Surveying Company, March 23, 1984 and which said plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10V at Page 9, having the following courses and distances, to-wit:

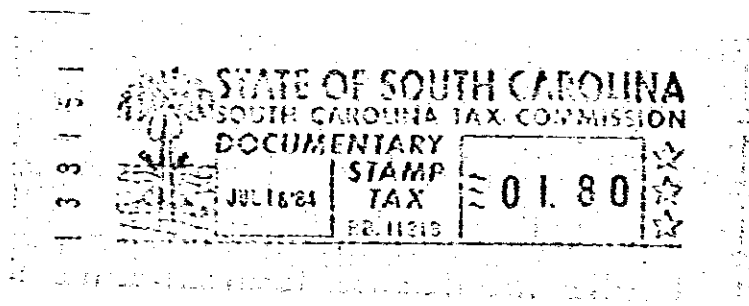
BEGINNING at a point on a fifty foot appurtenant easement, said point being 871 feet East of Standing Springs Road, and running thence N. 10-52 W. 292.6 feet to a point; thence N. 73-23 E. 307.4 feet to a point; thence S. 1-17 E. 340.6 feet to a point; thence S. 81-59 W. 249.5 feet to the point of beginning.

The right of ingress and egress to the property described hereinabove to Standing Springs Road across that appurtenant easement as set forth on the Plat hereinabove referred to is granted to the Grantee.

This being the same property conveyed to the Mortgagor herein by deed of Grover M. Riddle and B. M. Riddle, recorded in the RMC Office for Greenville County, in Deed Book 1217 at Page 180 of even date herewith.

Mortgagor shall have the right to pre-pay at any time without penalty.

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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.