

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VOL 1676 PAGE 711

WHEREAS, I, JOSEPH W. GRAY, SR.

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

LEVIS L. GILSTRAP, SR.

(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

One Hundred and Sixty-Two Thousand and no/100---- Dollars (\$162,000.00) due and payable

with interest thereon from August 1, 1984 the rate of 12% per centum per annum, to be paid: Monthly in One Hundred and Twenty (120) monthly installments of \$2,324.23 beginning (\*see below)

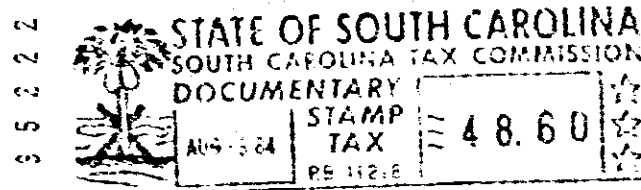
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, as is more fully shown on a plat of property of Levis L. Gilstrap prepared by Webb Surveying and Mapping Company, April, 1964, and recorded in the R.M.C. Office for Greenville County in Plat Book FFF at Page 93 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Old Laurens Road at the corner of property of Duke Power Company and running thence with the line of property of Duke Power Company, N. 52-54 E. 172.2 feet to an iron pin on the right-of-way of U.S. Highway 276, designated on said plat as controlled access; running thence with said right of way, S. 33-50 E. 723 feet, more or less, to an iron pin; running thence S. 44-35 W. 25 feet to a point in the center of said Old Laurens Road; thence with the center of said Old Laurens Road, N. 45-25 W. 733 feet, more or less, to the point of beginning.

DERIVATION: This is the same property conveyed to mortgagor herein by deed of Levis L. Gilstrap, Sr., dated August 1, 1984, recorded in Deed Book 1218, at Page 979.



400  
1180

\*on September 1, 1984 and continuing on the 1st day of each month thereafter until paid in full.

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.