MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

FILED CRECAMINE TO ALC WHOM THESE PRESENTS MAY CONCERN: VOL 1682 ME 982

SEP 74 4 48 PM '84 Jake Weatherly

WHEREAS.

DONNIE S. FARKERSLEY R.M.O. (hereinafter referred to as Mortgagor) is well and truly indebted untoDennis A. Grube and Audrey M.Grube

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eighteen Thousand Dollars Politics 18,000.00) due and payable

one year from date at the rate of Twelve Per Cent (12%) per annum until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Martgagor'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 22bt, and in order to secure the payment thereof, and now, know were men, there ine morrgagor, in consideration of the atoresaid area, and in order to secure the payment inerest, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly gaid by the Mortgagor 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, self and release unto the Mortgagee, its successors and as-

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and

ALL that certain piece, parcel and/or lot of land with all improvements thereon, situate, lying and being in Greenville County, South Carolina, as shown on a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5H at Page 26, and according to a later plat entitled "Property of Jake M. Weatherly" prepared by Jones Engineering Service, September 11, 1984, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book or at Page 25, reference being craved hereto to said later plat for exact metes and bounds.

This property is conveyed subject to such restrictions, easements and/or rights of way as may exist of record or on the premises.

200-540.1-1-11

STATE OF SOUTH CAROLINA DOCUMENTARY

Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 leadfully 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 Mortgagor from and against the Mortgagor and all persons whomstever lewfully claiming the same or any part thereof.