

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DEC 21 1 46 PM '84
DONNIE S. INNES
R.M.C.

WHEREAS, William H. Shropshire

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah C. Sherbert

(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

Forty-Five Thousand and No/100-----Dollars (\$ 45,000.00) due and payable

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

with interest thereon from date at the rate of 12.00 per centum per annum, to be paid: as stated above.

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 in Greenville County, State of South Carolina in the Town of Simpsonville, being shown as Lot No. 2 on plat prepared by Jones Engineering Service, entitled Property of W. A. Waldrop, dated June 19, 1972 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Laurens Road (S. C. Highway No. 14) and running thence along northeastern edge of right of way of Laurens Road N. 25-33 W. 112.5 feet to an old iron pin; thence along line of Lot No. 1 N. 65-05 E. 177.4 feet to an iron pin on the western edge of a 25 foot alley; thence with the western edge of said 25 foot alley S. 24-10 E. 112.5 feet to an old iron pin; thence S. 65-05 W. 174.5 feet to the begining corner.

This is the same property conveyed to the Mortgagor herein by deed of Sarah C. Sherbert, recorded in the RMC Office for Greenville County in Deed Book 1229 at Page 471 of even date herewith.

This conveyance is made subject to any restrictive covenants, building set-back lines, easements and rights of way affecting the above described property.

This is a Purchase Money Mortgage securing Purchase Money Note executed simultaneously with deed from Sarah C. Sherbert to William H. Shropshire. Deed and mortgage are to be recorded simultaneously. However, regardless of recording, this is a Purchase Money Mortgage.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
DEC 21 1984
STAMP TAX
F8112.8
13.50

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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