

408 N. Church, P.O. Box 10267, Greenville, SC 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAIL TO  
GADSDY & COMPANY  
P. O. BOX 111  
GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

BOOK 1425 PAGE 245

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gerald W. Whitfield

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clifford F. Gaddy, 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 Seven Hundred Ninety-Eight and 60/100 ----- Dollars (\$ 798.60--- ) due and payable

one year from date,

with interest thereon from date at the rate of Eight per centum per annum, to be paid:

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 of my undivided 1/2 interest in and to:

"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, lying and being on the southerly side of Konnarock Circle, near the City of Greenville, S. C., and being designated as Lot No. 28 of Section 5, Richmond Hills as recorded in the RMC Office in Plat Book WW, Page 38 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Konnarock Circle, joint front corner of Lots 28 and 29 and thence along the common line of said lots S 7-17 W 149.7 feet to an iron pin; thence S 71-06 E 28.3 feet to an iron pin; thence S 61-26 E 43.5 feet to an iron pin, joint rear corner of Lots 27 and 28; thence along the common line of said lots N 29-37 E. 152.3 feet to an iron pin on Konnarock Circle; thence along said Circle N 61-26 W 40 feet to an iron pin; thence continuing with said Circle N 72-47 W 87.1 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor and Karen Whitfield by deed recorded in the RMC Office for Greenville County on July 16, 1971 by J. C. Cox, Jr. and Calvin N. Cox, in Deed Book 920 at Page 460.

For restrictions applicable to this subdivision, see Deed Book 855, Page 47.

DOCUMENTARY  
STAMP  
TAX \$ 00.32  
FEB 11 1975

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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