

MORTGAGE OF REAL ESTATE S. C.

BOOK 1569 PAGE 783

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Vest

WHEREAS, James Harold and Frances B. Vest,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Carl R. Vest

(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 Five Thousand Dollars and no one hundredths Dollars (\$ 5,000.00) due and payable

in equal, monthly payments of Two Hundred Fifty (\$250.00) Dollars each, commencing June 1, 1982, and continuing on the first day of each and every month thereafter until paid in full,

with interest thereon from 6/1/82 at the rate of 15% per centum per annum, to be paid: Monthly

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, on the eastern side of Ragsdale Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 19 of Block "A" on plat of Sunset Valley Subdivision, prepared by John C. Smith, RLS, dated July, 1960, recorded in Plat Book WW at Pages 112 through 113 being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the eastern side of Ragsdale Drive at the joint front corner of Lots 18 and 19 and running thence along the common line of said lots S. 76-59 E. 195 feet, crossing an iron pin, to a point in the center of Matthews Creek; thence along the center line of said creek, the traverse of which is S. 22-44 E., 123.2 feet to a point in said creek at the joint rear corner of Lots 19 and 20; thence leaving said creek and running along the common line of said lots across the iron pin on the creek bank N. 76-59 W. 267 feet to an iron pin at the joint front corner of said lots on the eastern side of Ragsdale Drive; thence along said drive N. 13-01 E. 100 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Frank P. McGowan, as Master in Equity for Greenville County, dated May 26, 1981, and recorded in the R.M.C. office, Greenville County Court House, May 26, 1981, in Deed Book 1148 at Page 793.

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF GREENVILLE, SOUTH CAROLINA, MAY 26 1982

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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 a 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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