



SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
APR 4 4 49 PM '84

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert W. Hall and Danack. Hall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sidney M. Wilson

(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 ~~---~~ TWENTY TWO THOUSAND FIVE HUNDRED EIGHTY AND NO/100 ~~---~~

Dollars (\$ 22,580.00) due and payable
in sixty (60) equal monthly installments of Three Hundred Eleven and Four Cents (\$311.04) which amount shall apply first to interest and then to principal, beginning May 15, 1984

with interest thereon from date at the rate of 11% per centum per annum, to be paid: monthly.
A final balloon payment will be due and payable on April 15, 1989 amounting to the entire principal balance plus any accrued interest. Balloon payment, if paid by original schedule,***
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

ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, containing 27.15 acres, more or less, as shown on plat thereof entitled, "Survey for Wilson Farms Company", dated December 24, 1980, prepared by Williams and Plumblee, Inc., Engineers and Surveyors, recorded in the Greenville County R.M.C. Office in Plat Book 8-I, at Page 95, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Edwards Road at the joint corner of the within tract and lands now or formerly of Banks & Cannon and running thence, along a branch, the centerline of which is the line, N. 21-14 E. 169.1 feet to an old iron pin and stone; thence continuing along the line of lands now or formerly of Banks & Cannon, S. 88-04 E. 183.6 feet to an old iron pin; thence N. 46-39 E., 331.3 feet to an old iron pin and stone; thence N. 54-58 E. 186.0 feet to an old iron pin; thence N. 56-11 E., 168 feet to an old iron pin; thence N. 61-22 E., 300.2 feet to an old iron pin; thence N. 61-23 E., 191.1 feet to an old iron pin and stone in the line of lands now or formerly of Zimmerman; thence along the line of proeprty now or formerly of Zimmerman, S. 2-42 E., 259.4 feet to an old iron pin; thence N. 72-17 E., 382.4 feet to an old iron pin; thence S. 68-39 E., 143.0 feet to a new iron pin; thence N. 77-42 E., 117.0 feet to an old iron pin; thence S. 20-38 E., 617.8 feet to an old iron pin in or near a branch; thence, following said branch, the centerline of which is the property line, the traverse of which is S. 48-17 W., 235.0 feet to a new iron pin; thence S. 85-28 W., 245.0 feet to a nail and cap in the center of Edwards Road; thence, along the center of Edwards Road, S. 85-37 W., 77.6 feet to a nail and cap; S. 77-12 W., 343.0 feet to a nail and cap; N. 88-31 W., 103.0 feet to a nail and cap; N. 75-19 W., 249.8 feet to a nail and cap; N. 81-14 W., 193.5 feet to a nail and cap; N. 71-36 W., 206.2 feet to a nail and cap; N. 78-21 W., 205.9 feet to a nail and cap and S. 88-05 W., 286.2 feet to a nail and cap in the center of Edwards Road, at the joint corner of the within tract and lands now or formerly of Banks & Cannon, the point and place of beginning.

THIS is the same property conveyed to Sidney M. Wilson by deed from C. Douglas Wilson, Inc. dated January 3, 1984 and recorded in the R.M.C. Office for Greenville County in Deed Book 1203, Page 754.

***shall be \$14,305.61 plus the April, 1989 payment. No pre-payment penalty.

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 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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