

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
S.C.
OCT 23 11 52 AM '84
DONNIE R. GIBBS
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Harry C. Gibbs, Jr. and Debra R. Gibbs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard A. Dean and Elizabeth W. Dean

(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

Three Thousand Five Hundred and No/100----- Dollars (\$ 3,500.00) due and payable

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

with interest thereon from _____ date _____ at the rate of 10.00 per centum per annum, to be paid: in monthly payments

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

PARCEL NO. 1:

ALL that piece, parcel or lot of land, containing 1 acre, situate, lying and being on the southwestern side of Pine Ridge Drive, in the County of Greenville, State of South Carolina, being a portion of that property designated as Tract B on a plat of Rice Corporation, recorded in Plat Book 8-N at Page 48 and being described more particularly on a plat of Richard A. Dean dated July 10, 1981 prepared by Carolina Surveying Company recorded in Plat Book 8-S at Page 24, to-wit:

BEGINNING at an iron pin on the southwestern side of Pine Ridge Drive, at the joint corner of the within described property and property now or formerly belonging to Richard A. Dean and Elizabeth W. Dean and running thence along the common line of said property S. 47-18 W. 150 feet to an iron pin; thence N. 69-57 W. 204.8 feet to an iron pin; thence N. 18-58 E. 120 feet to an iron pin; thence N. 63-04 E. 143.5 feet to an iron pin on the southwestern side of Pine Ridge Drive; thence along the southwestern side of said drive S. 42-42 E. 200 feet to an iron pin, the point of beginning.

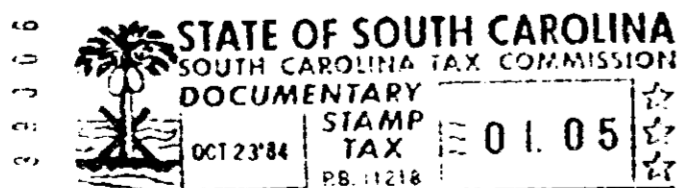
PARCEL NO. 2:

ALL that piece, parcel or lot of land containing 1 acre, situate, lying and being on the northern side of Pine Ridge Drive, in the County of Greenville, State of South Carolina, being a portion of that property designated as Tract B on a plat of Rice Corporation recorded in Plat Book 8-N at Page 48 and being more particularly described according to said plat as follows to-wit:

BEGINNING at an iron pin on the northern side of Pine Ridge Drive at the joint front corner of the within described property and property now or formerly of Richard A. Dean and Elizabeth W. Dean and running thence along the common line of said property N. 7-48 W. 467.6 feet to an iron pin; thence S. 66-22 E. 112.9 feet to an iron pin; thence S. 7-48 E. 435.6 feet to an iron pin on the northern side of Pine Ridge Drive; thence along the northern side of said drive N. 82-13 W. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Richard A. Dean and Elizabeth W. Dean recorded in the RMC Office for Greenville County in Deed Book 1224 at Page 671 of even date herewith.

This property is subject to all easements, conditions, covenants, rights of way, roadways and set back lines which are a matter of public record and actually existing on the ground affecting said property, and particularly to the following: A. No house trailer or mobile home shall be placed on the within described property in a position where it can be seen from any external boundary of the within described property. B. No noxious or offensive activity shall be conducted on the within described property, nor shall anything be done thereon which may be or become a nuisance or menace to the surrounding property owners. C. The use of this property shall be for residential purposes only. D. No commercial or business activity of any nature shall be conducted on the within described property.



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.