

MORTGAGE OF REAL ESTATE

BOOK 1520 PAGE 786

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GR: FILED  
CO. S. C.  
OCT 16 2 18 PM '80  
DUNN  
M.C. WILKERSLEY

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ESCA ALKEMA and DON ALKEMA

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. E. HUGHES

(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 Thirty Eight Thousand Five Hundred and No/100-----  
----- Dollars (\$ 38,500.00) due and payable

on or before November 1, 1980.

with interest thereon from N/A at the rate of N/A 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 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 northern side of Georgia Road, in the County of Greenville, State of South Carolina, being shown on a plat entitled "Property of W. E. Hughes," dated August 22, 1980, prepared by C. O. Riddle, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Georgia Road and running thence with said road S. 43-33 W. 885.4 feet to a nail and cap; thence continuing with said road, S. 47-12 W. 687.4 feet to a spike; thence turning and running with the line of property of Howard & Betty Malone, N. 60-04 W. 690.22 feet to an iron pin; thence turning and running N. 5-45 E. 134.88 feet to an iron pin; thence running N. 14-04 W. 105.65 feet to an iron pin; thence running N. 19-11 E. 137.15 feet to an iron pin; thence running N. 9-38 W. 182.56 feet to an iron pin; thence running N. 25-47 E. 94.37 feet to an iron pin; thence turning and running N. 56-37 W. 273.35 feet to an iron pin; joint corner of property owned by George Hodges and T. C. Hughes and running thence with the line of T. C. Hughes property, N. 53-39 E. 1127.9 feet to an iron pin; thence turning and running S. 55-31 E. 557.5 feet to an iron pin; thence continuing S. 55-06 E. 645.2 feet to the point of beginning, containing 42.58 acres, more or less.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
\$ 15.40  
OCT 16 1980

Derivation: W. E. Hughes, Deed Book 1135, Page 546, recorded October 16, 1980.

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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