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GREENVILLE CO. S.C.

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REAL ESTATE MORTGAGE

DONNE S. TANNERSLEY  
R.M.C.

LENDER - MORTGAGEE

FORD MOTOR CREDIT COMPANY

211 Century Dr., Suite 100-C, Greenville, S.C. 29607

BORROWER(S) - MORTGAGOR(S)

William E. Ervin Sr. and Barbara E. Ervin Rt. 2, Keeler Bridge Rd., Marietta, S.C. 29661

STATE OF SOUTH CAROLINA )  
County of Greenville )



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS the undersigned Mortgagor(s) hereinafter referred to as "Mortgagor" in and by that certain Promissory Note, bearing Loan Date 11-1-82, stand firmly held and bound unto Ford Motor Credit Company hereinafter sometimes referred to as "Mortgagee," in the penal sum of Twenty Thousand Two Hundred Eighty and no/100-DOLLARS, conditioned for the payment of the full and just sum of Twelve Thousand Two Hundred Eighty-Eight and 43/100-- DOLLARS as in and by the said Promissory Note and condition thereof, reference being thereunto had, will more full appear.

NOW, KNOW ALL MEN, THAT said Mortgagor William E. Ervin Sr. and Barbara E. Ervin in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the condition of the said Promissory Note, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee.

FORD MOTOR CREDIT COMPANY,  
ITS SUCCESSORS AND ASSIGNS:

ALL that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 5 acres, on the southern side of Keeler Bridge Road in Bates Township, being shown and designated on plat prepared by Terry T. Dill, dated July 26, 1979, recorded in plat book 7-M at page 83, to-wit:  
BEGINNING at an iron pin on the southern side of Keeler Bridge Road at the joint corner of the within described property and property now or formerly belonging to David Styles, which iron pin is approximately 625 feet southeast of the intersection of said road and S.C. Highway 186, and running thence along Keeler Bridge Road S. 44-37 E. 54.7 feet to an iron pin at the joint corner of property now or formerly belonging to John Ervin, thence S. 06-16 E. 150 feet to an iron pin; thence S. 09-03 W. 50 feet to an iron pin; thence S. 31-27 W. 115 feet to an iron pin; thence S. 00-48 E. 161 feet to an iron pin in an old road bed; thence along said road bed S. 70-00 W. 401 feet to an old iron pin; thence N. 39-30 W. 328 feet to an old iron pin; thence N. 41-23 E. 300.8 feet to an old iron pin; thence S. 50-21 E. 129.7 feet to an old iron pin; thence N. 60-20 E. 225 feet to a point in the center of a ditch; thence along said center line of said ditch, N. 38-20 E. 163 feet to an iron pin at the end of a culvert on the southern side of Keeler Bridge Road, the point of beginning; being the property conveyed to the mortgagor by deed of John Ervin dated 8/22/79 recorded in Book 1109 at page 902. The above property is also known as Rt. 2, Keeler Bridge Rd., Marietta, S.C.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against his heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in at least such sums as the Mortgagee shall from time to time require and assign the policy of insurance to the said Mortgagee, its successors or assigns. And in case the Mortgagor at any time neglects or fails so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, or in the said Promissory Note for which this instrument is evidence of security, the whole amount of the debt secured by this mortgage shall at the option of the said Mortgagee become immediately due and payable.

AND IT IS FURTHER AGREED, that said Mortgagor, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

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