

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 15 1984
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Kelvin D. Mayer and Cathy K. Mayer

(hereinafter referred to as Mortgagor) is well and truly indebted unto O. H. Ogle

(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 and No/100-----

-----Dollars (\$ 3,000.00) due and payable
in full on or before February 1, 1984 with no interest.

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~~XXXXXX~~

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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, the Mortgagee's heirs, 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 2.4 acres, more or less, and having according to a plat entitled "Property of Caroline H. Shivers" prepared by W. R. Williams, Jr., dated December 20, 1979, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Little Texas Road at a point 733 feet, more or less, to a County Road and running thence S.00-40 E. 228.7 feet to an iron pin; thence turning and running S.64-42 E. 70.4 feet to an iron pin; thence turning and running S.27-14 E. 370.9 feet to an iron pin; thence turning and running S.84-24 E. 31.9 feet to an iron pin; thence turning and running S.07-12 W. 102.4 feet to an iron pin; thence turning and running N.78-30 W. 327.3 feet to an iron pin; thence turning and running N.02-06 E. 618.3 feet to a nail and cap located in the center of Little Texas Road; thence turning and following the center line of said road, N.76-45 E. 44 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being triangular in shape and containing 736.79 square feet, and having according to a plat entitled "Property of Caroline H. Shivers" prepared by W. R. Williams, Jr., dated December 20, 1979, the following metes and bounds, to-wit:

BEGINNING at a nail and cap located in the center of Little Texas Road at the joint corner of property simultaneously conveyed to O. H. Ogle and running thence S.02-06 W. 218.3 feet to an iron pin; thence N.00-19 E. 216.5 feet to a nail and cap in the center of Little Texas Road; thence turning and following the center line of said Road, N.76-45 E. 7 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from O. H. Ogle recorded in the RMC Office for Greenville County of even date herewith.

MORTGAGOR'S mailing address: 208 Pebble Creek Drive, Taylors, S. C. 29687

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 is 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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