



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Osco Malcombe and Cordie Mae Malcombe

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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

One thousand eight hundred twenty-five and no/100- Dollars (\$1,825.00) due and payable \$30.00 per month until principal and interest are paid in full-

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: annually from date

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, Chick Springs Township, and being Lot No. 2 of Plat of Record in the R.M.C. Office of Greenville County in Plat Book K at page 143, except for a 20 feet strip along the northern edge of the land herein conveyed.

BEGINNING at a stake on the joint front corner of Lots 1 and 2 and running thence S. 11-36 W. 221.3 feet to a stone on the joint rear corner of lots 1 and 2, thence S. 15-15 E. 247.4 feet to the joint rear corner of lots 2 and 4; thence N. 52-30 E. 220.0 feet to a point at the joint rear corner of lot 2 and 3; thence with the line of lots 2 and 3, N. 30-07 W. 389.7 feet to the joint front corner of lots 2 and 3, thence S. 54-18 W. 70 feet to an iron pin; thence S. 76-48 W. 114.5 feet to the beginning corner.

EXCEPT a strip of land 20 feet wide along the northern edge of the land herein conveyed, which strip of land is reserved for use as a public road. Said strip of land has the following metes and bounds: BEGINNING at a stake on the joint front corner of Lots 1 and 2 and running thence S. 11-36 W. 20 feet to a point; thence N. 76-48 E. approx. 120 feet to a point; thence N. 54-18 E. approx. 70 feet to the joint line of lots 2 and 3; thence with joint line of Lots 2 and 3, N. 30-07 W. 20 feet to a stake, the joint front corner of Lots 2 and 3; thence S. 54-18 W. 70 feet to an iron pin; thence S. 76-48 W. 114.5 feet to the point of beginning.

LESS, however, that portion which was heretofore conveyed to Osco and Cordie Mae Malcomb by deed recorded in Office of the R.M.C. for Greenville County in Deed Book 438, at page 111.

ALSO, the following personal property:-

One 1953 Oldsmobile '98' 4 door sedan Mtr. or Ser. # V416342-

One 1953 Chevrolet pickup truck Mtr or Ser # EBA352868-

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.