

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, MINNIE LEE HERD

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN THOMAS HERD

(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 Four Thousand and no/100-----

-----Dollars (\$ 4,000.00) due and payable

within four (4) years from date

with interest thereon from date at the rate of 5% per centum per annum, to be paid: annually

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, situate about ½ mile west from Pleasant Grove Church, and on the eastern side of Buncombe Road, and shown by plat thereof prepared by John A. Simmons, September 30, 1961, as having the following courses and distances, to-wit:

BEGINNING at an iron pin on eastern edge of said Buncombe Road, at a point 19.25 feet northwesterly from the line of the Duke Power Company tower line, and runs thence through the said right-of-way of Duke Power Company tower line, N 76-35 E 290 feet to an iron pin cornering with other lands of the grantor; thence with the line of grantor N 20-12 W 153.7 feet to iron pin on line of the I. M. Wood Property; thence with the said Wood line, S 76-03 W 289.7 feet to an iron pin to edge of said Buncombe Road (15.7 feet east of old corner); thence with right-of-way of said Buncombe Road, S 20-12 E 151 feet to the beginning; and bounded northeast and southeast by lands of the grantor; southwest by said Buncombe Road, and northwest by the I. M. Wood Estate lands.

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 GREENVILLE CO. S. C.
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 OLLIE FARNSWORTH
 R. M. C.

Together with all and singular rights, members, herditaments, 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.