CREENVILLE CO. S. C.

STATE OF SOUTH CAROLINAN 2 4 39 PH WOORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE OLL E FARNSWORTH

R.M. To All Mhom These Presents May Concern:

Thereas: H. HAROLD TARLETON and LADSON D. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FIRST PIEDMONT BANK & TRUST
COMPANY

Six Hundred Seventy Five and No/100 (\$675.00) Dollars quarterly, plus interest at the rate of Eight (8%) per centum per annum payable and computed quarterly, with the right to the Mortgagors to anticipate any or all of said indebtedness on any payment date.

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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 Mortgage at any time for advances made to or for his account by the Mortgage, 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 southern side of Pelham Road containing 1.49 acres, more or less, known and designated as lot no. 1 of the property of Richard F. Watson, Jr., and according to a plat in the R.M.C. Office for Greenville County, South Carolina, recorded in Plat Book VV at Page 31, having the following metes and bounds:

BEGINNING at an iron pin on the southern side of Pelham Road at the joint front corner of lots 1 and 2 which iron pin is 161.3 feet from an iron pin at the southwest corner of the intersection of the Pelham Road and an unamed county road and running thence along the joint line of lots 1 and 2 S. 0-12 W. 365.6 feet to an iron pin; thence N. 86-29 W. 106.2 feet to an iron pin; thence N. 41-18 W. 224.4 feet to an iron pin; thence N. 38-26 E. 240 feet to an iron pin on the southern side of Pelham Road; thence with the southern side of Pelham Road N. 88-28 E. 106.4 feet to the beginning corner.

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 hawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to self, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof,