MORTGAGE OF REAL ESTATE — Prepared by EDWARDS & McPHERSON, Attorneys at Law Greenville, S. C. — Greer, S. C. BOOK 1176 PAGE 205

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DEC 21 1970 Mrs. Ge... Farnsworth R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ODESSA HUNTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. 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

Seven Hundred and Seventy-five and no/100 Dollars ($ 775.00) due and payable

at the rate of $24.28 per month, beginning 30 days from date for 36 months

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

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, containing 3.75 acres, more or less, situated on the southeast side of the County road leading from the Egbert Mosteller Place to the Jordan Road at the Alex Stokes Place, about four miles northward from the City of Greer and near Washington Baptist Church, Oneal Township, Greenville County, State of South Carolina, bounded by the lands of Brewton, Edna Ballenger and others, and having courses and distances according to a survey and plat by W. N. Willis, Engineers, dated February 21, 1968, as follows, to-wit:

BEGINNING at an iron pin in the center of said road, corner of the Brewton property, and running thence along the Brewton line, S. 32-25 E. 348.5 feet to an iron pin on the Ballenger line; thence along the Ballenger line, S. 3-15 W. 203.4 feet to an iron pin; thence along the line of the grantors herein, N. 74-50 W. 300 feet to an iron pin at a gulley; thence along said gulley as the line, the survey line being N. 87-45 W. 160 feet and N. 54-10 W. 170 feet to a pin in the center of the road; thence along the center of said road, N. 38-48 E. 100 feet, N. 52-55 E. 100 feet and N. 56-50 E. 319 feet to the beginning corner.'

This is a portion of the property conveyed to James H. Tapp and Nelle H. Tapp by deed of Tessie Tapp, et. al., recorded in Deed Book 571 page 218 R.M.C. Office for Greenville County, and the same is conveyed subject to any easements of record or established on the premise.

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.