

MORTGAGE OF REAL ESTATE  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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BOOK 1191 PAGE 27

Att. Todd & Mann, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jerry W. Murdock and Joan S. Murdock

(hereinafter referred to as Mortgagor) is well and truly indebted unto Garvin DeShields

(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

Two Thousand Nine Hundred Ninety and No/100 Dollars (\$ 2,990.00 ) due and payable with interest thereon from May 17, 1971, at the rate of six (6%) per centum per annum, to be computed and paid in two annual installments until paid in full as follows:

The first installment shall consist of one-half the principal and all interest accruing to the date of payment which shall be May 17, 1972; the second installment shall consist of the remaining unpaid principal balance and the interest accruing thereon; which installment shall be due and payable May 17, 1973.

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, shown on a plat entitled "Plat for Jerry and Joan Murdock" by Alex A. Moss, Surveyor, dated April 20, 1971, which property is more particularly described according to said plat as follows:

BEGINNING at a nail and bottle cap in New Bennett's Bridge Road (Highway 296) and running thence N. 9-28 E. 22.7 feet to a nail and bottle cap in Old Bennett's Bridge Road; thence with said Old Bennett's Bridge Road N. 59-48 E. 295.0 feet to a nail and bottle cap; thence continuing with said road N. 44-33 E. 200.0 feet to a nail and bottle cap; thence still continuing with said road N. 30-38 E. 500.0 feet to a nail and bottle cap; thence still continuing with said road N. 39-3 E. 200.0 feet to a nail and bottle cap; thence N. 49-33 E. 300.0 feet to a nail and bottle cap; thence S. 34-27 E. 20.9 feet to an old iron pin; thence S. 23-48 W. 347.0 feet to an iron pin (new); thence S. 32-48 W. 419.0 feet to an old iron pin; thence N. 71-48 E. 36.2 feet to a point; thence with the same call 20 feet to a new iron pin in the branch; thence with said branch in a Southwesterly direction to a point in the right-of-way line; thence in a South-easterly direction with said branch to a nail and bottle cap in the New Bennett's Bridge Road; thence S. 65-30 W. 197.3 feet to a nail and bottle cap in said New Bennett's Bridge Road; thence S. 71-31 W. 116.3 feet to a nail and bottle cap in said road; thence S. 75-41 W. 91.3 feet to a nail and bottle cap in said road; thence continuing with said road S. 79-34 W. 155.8 feet to a nail and bottle cap; thence still continuing with said road S. 80-9 W. 107.9 feet to the point of beginning.

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 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.