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R.M.C.

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

BOOK 1246 PAGE 453

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ronald T. Gibson and Claude McKinney, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lee H. Zipperer

(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 Five Thousand and no/100 Dollars ($ 5,000.00) due and payable

on or before August 24, 1974.

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, lying and being in Gantt Township, lying on the Western side of Piedmont Road (Old National Highway No. 29) being shown as part of Tract No. 25 on a Plat of the property of E. A. Smythe, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book D at Page 170, and having according to a more recent plat thereof prepared by Pickell & Pickell, Engineers, dated March 29, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of National Highway No. 29, joint front corner of Tracts Nos. 24 and 25, and running thence along the line of Tract No. 24 N. 83-42 W. 150 feet to point on said line; thence in a line parallel with the West side of said Highway No. 29 N. 6-40 E. 75 feet to a point; thence in a line parallel with the dividing line of Tracts Nos. 24 and 25, S. 83-42 E. 150 feet to a point on the West side of said National Highway; thence along the West side of said highway S. 6-40 W. 75 feet to point of beginning.

ALSO:

ALL that certain piece, parcel or tract of land containing 65/100ths of an acre, more or less, lying directly to the rear of the above described property and fronting on the right-of-way of the Southern Railway Co. as shown on Plat of Property of Joel F. Ginn, made by Dean C. Edens, Surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book VV at Page 35, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the rear corner of the above described property (said iron pin being located 175 feet from the center of Piedmont Road) and running thence along the line of property now or formerly owned by Welborn, N. 83-42 W. 394.3 feet to an iron pin on the right-of-way of Southern Railway Co.; thence along said right-of-way N. 9-35 E. 75.2 feet to an iron pin; thence S. 83-42 W. 382 feet along the line of property now or formerly owned by Ginn to an iron pin; thence along to line of the immediately above described property S. 6-40 W. 75 feet to an iron pin, the beginning corner.

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.