

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS Thomas H. Locke and Nancy W. Locke

hereinafter referred to as Mortgagor, is well and lawfully married and Capital Bank and Trust of Belton, South Carolina

hereinafter referred to as Mortgagee, is advanced 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 ninety eight and 80/100 Dollars (\$ 2,098.80) due and payable

in 36 monthly installments of \$58.30 each, on the 4th day of each month, commencing with the 4th day of November, 1972, and continuing for 36 consecutive months and a final payment of \$58.30 on the 4th day of October, 1975.

with interest thereon ~~from~~ after maturity at the rate of 8% per centum per annum, to be paid:

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, on the southern side of Pearson Road containing two acres as shown on a plat of property of Thomas H. Locke recorded in the RMC Office for Greenville County in Plat Book 44 at Page 126 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Pearson Road which spike is located approximately six-tenths of a mile west of U. S. Highway 25; and running thence S. 4-00 W. 353.5 feet to an iron pin; thence along the line of other property of the mortgagors herein, N. 86-00 W. 252.0 feet to an iron pin; thence N. 4-00 E. 345 feet to an old iron pin approximately in the center of Pearson Road; thence along the center of Pearson Road, S. 84-33 E. 130 feet to a nail and cap; thence continuing along the center of Pearson Road, N. 89-15 E. 123 feet to a spike, 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.