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GREENVILLE, S. C.

1263 REG 585

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COUNTY OF GREENVILLE, S. C. MORTGAGE OF REAL ESTATE

WITNESSES: FANA-CHEN SOUTHERN, INC.

(hereinafter referred to as Mortgages) heretofore and hereinafter made by E. Franklin Gault, Bessie Gault Sheriff, J. A. Gault, Edna Elizabeth Gault, Elma Gault Sims, Betty Jane G. Brooks, and Archie Sims Gault.

incorporated herein by reference to the sum of Fifty-Eight Thousand Four Hundred and No/100---

(\$58,400.00) due and payable

\$24,400.00 on January 15, 1973 and \$34,000.00 on January 15, 1974 plus \$2,380.00 interest on the same date.

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: on demand;

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, between Fountain Inn and Simpsonville, on S. C. Highway 14, containing 41.455 acres, more or less, in accordance with plat made by J. L. Montgomery, R.L.S., for "S. C. Gault Estate" dated November, 1972 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the East side of the right of way for S. C. Highway 14 and the northwestern property corner of Mortgagor's presently owned property, and running thence N. 88-05 E. 2,210.4 feet to an iron pin; thence N. 88-33 E. 1,582.0 feet to an iron pin; thence N. 88-32 E. 450.9 feet to a spanish oak; thence N. 81-42 E. 3,900.2 feet to an iron pin; thence N. 82-18 W. 660.6 feet to an iron pin; thence S. 64-14 W. 284.6 feet to an iron pin in the edge of S. C. Highway 14 right of way and running thence along said highway right of way S. 44-19 E. 193.4 feet to an iron pin; thence S. 40-30 E. 188.8 feet to an iron pin; thence S. 37-08 E. 203.9 feet to an iron pin; thence S. 35-22 E. 256.4 feet to an iron pin, being the point of beginning.

THIS BEING the same property as conveyed to the Mortgagor herein by Mortgagees herein by deeds recorded in the RMC Office for Greenville County of even date herewith.

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.