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MORTGAGE OF REAL ESTATE FREEDred by EDWARDS & MCPHERSON, Attomeys at Law STATE OF SOUTH CAROLINA FILLE CO. S. C. Greenville, S. C. - Greet, S. C.

COUNTY OF GREENVILLE 2 52 FH 173

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

White R.H.C.

HEREAS, T. J. Segars

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. L. Francis

with interest thereon from date at the rate of eight per centum per annum, to be paid: same time as aforementioned principal

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 texes, 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

All that lot of land in the County of Greenville, State of South Carolina at the southeast corner of Old Grove Road and Apple Drive being known and designated as Lot No. 1 on a Plat of Apple Blossom Terrace Subdivision recorded in Plat Book "GG" at page 190, in the R.M.C. Office for Greenville County, South Carolina, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Apple Blossom Drive S. 3-0 E. 140 feet to an iron pin; thence S. 88-04 W. 150 feet to an iron pin on the East side of Old Grove Road; thence N. 6-03 E. 121.1 feet to an iron pin; thence around a curve the chord being N. 47-02 E. 30.2 feet to the beginning corner.

Tenether 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 thereform, 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 Mortgager, its heirs, successors and assigns, forever.

The Mortgager covenants that it is tawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and Is lanfully 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 Mortgages further covenants to warrant and forcear defend all and singular the said premises unto the Mortgages forever, from and against the Mortgages and all persons whomspever lawfully claiming the same or any part thereof.