



REAL ESTATE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This mortgage, made this the 11th day of January, 1974,
by Thomas M. Howard Jr. and Leona M. Howard

hereinafter called the Mortgagor (whether one or more persons), in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto M & J FINANCE CORP., INC. of Greenville
South Carolina, a corporation, organized

and existing under the Laws of the State of South Carolina, hereinafter called the Mortgagee, in the sum of _____

Seven Thousand and Eight Dollars and No/100----- (\$ 7008.00) Dollars,

as evidenced by promissory note of even date herewith, payable to the order of Mortgagee in 48 consecutive
monthly installments of \$ 146.00 each; the first installment being due February 15, 1974,
1974, and the remaining installments are due on the same day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor in consideration of the said debts
and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any
other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth,
to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three
Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and
delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and
by these Presents do grant, bargain, sell and release unto the said Mortgagee, its successors or assigns, the following

described property situated in the County of GREENVILLE, State of South Carolina:

All that certain piece, parcel or tract of land situate, lying and being in
the State of South Carolina, County of Greenville as is more fully shown on a
survey for Thomas M. Howard, Jr., according to a plat thereof prepared by
Carolina Surveying Company dated August 26, 1972, and having, according to
said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of S. C. Highway 186 at
the intersection of Carswell Avenue and running thence with the southern side
of Carswell Avenue, S. 59-04 E. 450.4 feet to an iron pin; running thence N.
46-25 W. 39.5 feet to an iron pin at the corner of property of Baker; running
thence along the line of Baker, S. 22-30 E. 134.7 feet to an iron pin; running
thence S. 50-30 W. 177.1 feet to an iron pin; running thence S. 22-50 E. 140
feet to an iron pin at the corner of a proposed street; and running thence N.
50-30 E. 225.1 feet to an iron pin; thence continuing N. 50-30 E. 100 feet to an iron pin;
running thence S. 22-50 E. 185.8 feet to an iron pin in the line of
Mullinax; running thence with the line of Mullinax, S. 50-30 W. 100 feet to an
iron pin; running thence S. 10-21 W. 414.7 Feet to an iron pin; running thence
N. 56-32 W. 749.2 feet to an iron pin on the eastern side of S. C. Highway
186; running thence along the eastern side of S. C. Highway 186, the following
courses and distances: N. 3-02 E. 383.1 feet; N. 7-51 E. 100 feet; N. 17-41
E. 117.3 feet to the point of beginning.

ALSO: The grantor conveys all her right title and interest in and to the
proposed street on the aforesaid plat, said street being 40 feet in width and
being in front of lot 8 and lots 4 and 5 owned by Baker.

This conveyance is made subject to any restrictions, reservations,
zoning ordinances, or easements that may appear of record, on the recorded
plat(s), or on the premises.

