

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1 4 30 PM '73  
DONNE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I or We, Donald G. Gwens or Alice M. Gwens

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred W. Lister

(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 **Sixteen Thousand Three Hundred (\$16,300.00)**

----- Dollars (\$16,300.00) due and payable  
in installments as follows: January 1st 1974 the sum of **Forty Seven Hundred and Twenty Seven and 00/100**; January 1st 1975 the sum of **Thirty Eight hundred and Fifty Seven and 67/100 Dollars**; plus \$925.84 Interest; January 1976 the sum of **Thirty Eight Hundred Fifty Seven and 67/100 Dollars, plus \$617.22 Interest**; the 1st of January 1977 the sum of **Thirty Eight Hundred Fifty Seven and 66/100 Dollars, plus \$300. 61.**

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

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Highland Township, lying on the southern side of the Mt. Lebanon Road, and being the identical piece of property conveyed to me by deed from the grantee herein, on the 14th day of September 1973, and having the following courses and distances, to wit:-

Beginning on an old nail and cap in the center of the said Mt. Lebanon Road, joint corner of lands now of formerly of W. P. Slean Estate, and runs thence with the common line S. 23-08 E. 218 feet to an old Pin; thence S. 9-50 E. 365 feet to an old iron pin; thence S. 11-45 E. 406 feet to an old iron pin, joint corner of the Slean and J. C. Pender lands; thence with the Pender line, S. 82-55 W. 402 feet to an old iron pin, joint corner of Pender and B. Jack Moss; thence with the Moss line, N. 33-35 W. 399 feet to an old iron pin, Moss Corner; thence S. 35-09 W. 541 feet to an old nail and cap in the center of the said road (iron pin back on line at 22 feet); thence with the center of the said Mt. Lebanon Road N. 66-42 E. 400 feet to a nail and cap in the center of the road; thence N. 64-10 E. 357 feet to the beginning corner, containing Twelve and Seven Tenths (12.7) Acres, more or less.



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 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.

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