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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD JAMES ROSS

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. W. ROSS

(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

Five Thousand and no/100----- Dollars (\$ 5,000.00-----) due and payable

with interest thereon from July 1, 1974 at the rate of 6% per centum per annum, to be paid: In monthly installments of Fifty (\$50.00) Dollars per month

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, in Butler Township, about seven (7) miles east of the City of Greenville, bordering on New Boiling Springs Road and containing 1.48 acres, being a portion of the lands of R. W. Ross and adjoining the lands, now or formerly of Sarah W. Bruin, having the following metes and bounds, to wit:

BEGINNING at a point in the middle of New Boiling Springs Road at the corner of this parcel and the lands of R. W. Ross, and running thence N. 25-48 W (150 feet) to a point in the middle of New Boiling Springs Road at the corner of the intersection of this parcel and the lands now or formerly owned by Sarah W. Bruin; thence N. 74-01 E (436 feet) to an iron pin; thence S. 25-48 E (150 feet) to an iron pin; thence S. 74-01 W (436 feet) to the BEGINNING corner.

THIS being the same tract of land surveyed for Richard J. Ross on May 22, 1974 by J. L. Montgomery, III and recorded in the R. M. C. Office for Greenville County, South Carolina, at Plat Book 5 G and Page 115.

THE ABOVE DESCRIBED tract is a portion of the same property transferred to the Grantor herein by W. R. Lark on December 10, 1938 and recorded in the R. M. C. Office of Greenville County, South Carolina, at Deed Book 207, Page 237.



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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