

MORTGAGE OF REAL ESTATE--Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Stanley Craig

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Helen H. Porter

(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

Nine Thousand Five Hundred and No/100----- DOLLARS (\$ 9,500.00),

with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

At the rate of \$115.27 per month including principal and interest computed at the rate of eight per cent per annum. The first payment being due January 1, 1975 and a like payment due on the first day of each month thereafter for a total of ten years.

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, Paris Mountain Township, being more particularly described according to a plat of the Property of Willie O. Hester, prepared by C. G. Jones, November 12, 1952, as follows:

BEGINNING at an iron pin at the northeast corner of the property of Mrs. Mattie Hester, and on the southern line of the property conveyed by Alvin P. Hester to Willie O. Hester, and running thence S. 52-24 E. 180 feet, more or less, to an iron pin in land, nor or formerly, owned by J. L. Mann, now owned by Alexander; thence with line of said property, S. 64-10 W. 116.2 feet to an iron pin, Alexander corner; thence with Alexander line, N. 52-33 W. 124.6 feet to an iron pin at the southwest corner of the property formerly owned by Mrs. Mattie Hester; thence with line of said property, N. 37-36 E. 104.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Helen H. Porter, dated November 20, 1974 and to be recorded simultaneously herewith.

ALSO: ALL that tract of land in Greenville County, South Carolina, in Paris Mountain Township, containing 1.17 acres, more or less, situate on the east side of Old Poor House Road, and being more particularly described according to a survey prepared by C. C. Jones on December 2, 1941, and revised on September 27, 1-74, and according to said plats, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the east side of Old Poor House Road, corner of other property now or formerly owned by Mrs. Ruth Mauldin Hester, and running thence with line of said property, S. 47-17 E. 412.1 feet to an iron pin in line of property formerly owned by J. L. Mann, now Alexander; thence with line of said property, S. 64-10 W. 122.9 feet to an iron pin in line of property now or formerly of Ruth Mauldin Hester; thence with said property,**

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

**N. 52-24 W. 365.3 feet to an iron pin in the east side of Old Poor House Road; thence with the east side of said road, N. 41-24 E. 147 feet to the beginning corner. See plat recorded in plat book 51 at page 129.