

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
7 450 PM
DONNE S. TANNER DLEY
P.L.L.C.

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

WHEREAS, MAX L. CHRISTOPHER and GLORIA V. CHRISTOPHER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES F. GODFREY, Jr.

(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

TWO THOUSAND and 00/100----- Dollars (\$ 2,000.00) due and payable

Ten (10) years from date

with interest thereon from maturity at the rate of Six (6) per centum per annum, to be paid: annually

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, the Mortgagee's heirs, 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, and having according to plat of property of P. R. and J. A. Carnell prepared by W. J. Riddle, December 10, 1934 as revised January 14, 1937, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book "R" at Page 191, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of County Road of joint corner of property of Mrs. Willie May Waddell (or formerly) and of the Carnell (or formerly) tract, and running thence with center of said road N. 48-00 E. 440 feet to an iron pin in the center of said road, the corner of Mrs. L. A. Vaughn (or formerly) property and thence with her line S. 25-05 E. 49 feet to an iron pin; thence further along said Vaughn line S. 50-34 E. 1735 feet to a stone on the north side of the branch; thence up the branch as the line S. 30-30 W. 572 feet to a bend; thence S. 56-45 W. 263 feet to another bend; thence S. 30-00 W. 63 feet to a stake, at joint corner of tract now or formerly owned by P. R. and J. A. Carnell; thence with the line of this tract N. 37-45 W. 1970 feet to the point of BEGINNING, and containing 29 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 is 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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