

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, James W. Horton, Jr. and Terri A. Horton

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Mary W. Newman

(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

Eight Thousand and 00/100-----Dollars (\$ 8,000.00) due and payable
in monthly installments of Ninety Two and 39/100 (\$92.39) Dollars, beginning
February 1, 1975 and continuing on the like day of each month thereafter
until paid in full; payment being first to interest and balance to
principal,

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: and computed monthly, in
advance

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, City of Fountain Inn, and shown as
Lot #2 on a Plat entitled "Property of Mary W. Newman" by W. J. Riddle
and dated September, 1961, and having according to said plat the following
metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Weathers Circle,
joint front corner of Lots #1 and #2 (which iron pin is N.71-40 W. 175
feet more or less from Quillen Avenue); and running thence with the
joint line of Lot #1 S. 31-22 W. 137 feet to an iron pin; thence along
the property of Wood and College N. 30-34 W. 34.3 feet to an iron pin
at the joint rear corner of Lot #1 and #2; thence with the joint line
of Lot #1 and #2 S. 31-22 W. 137 feet to an iron pin on the Southwestern
side of Weathers Circle; thence along the line of said circle S. 61-22 E.
73.3 feet to the rear corner of Lot #1 and #2 of Davidson.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, and of all 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 such
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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