

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Henry W. Workman and Peggy J. Freeman Workman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina Aluminum Products Company

(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

Twenty One Hundred and No/100----- Dollars (\$ 2100.00 ) due and payable

with interest thereon from date at the rate of 9 per centum per annum, to be paid monthly at the rate of \$70.00 per month commencing October 4, 1974

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:

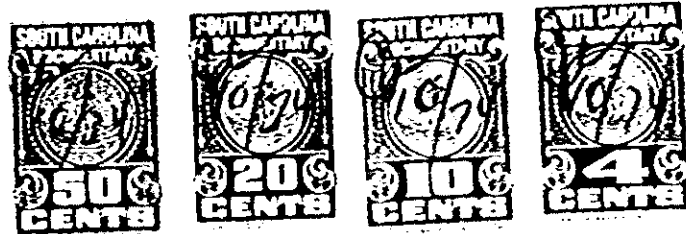
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as lot No. 193

of a subdivision known as Pineforest as shown on plat thereof prepared by Dalton & Neves, August, 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book 22, at pages 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Vine Hill Road, joint front corner of Lots 193 and 194, and running thence along the joint line of said lots, N. 16-42 E. 186.3 feet to an iron pin on the rear line of Lot No. 205; thence along the rear lines of Lots Nos. 205 and 206, N. 68-56 W. 91.7 feet to an iron pin on the rear line of Lot No. 191; thence along the rear lines of Lots Nos. 191 and 192, S. 19-12 W. 193.6 feet to an iron pin on the northeastern side of Vine Hill Road; thence along the northeastern side of Vine Hill Road, S. 73-18 E. 100 feet to the beginning corner; being a portion of the property conveyed to the granting corporation by R.C. Collins by deed dated March 9, 1959 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 618, at page 429.

The grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by the grantor on the 19th day of April, 1961 in the original sum of \$9,500.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R.M.C. Office for Greenville County in Mortgage Book 855, at page 263, on which there is a balance due of \$9,268.02 as of this date.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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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