

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Kenneth G. Southerlin & Donna S. Southerlin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nancy H. Southerlin

(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-Two Thousand & No/100----- Dollars (\$ 22,000.00) due and payable with payment to be made on Principal, at the rate of Two Thousand & No/100 (\$2000.00) Dollars, plus interest on balance, each consecutive year, until paid in full

with interest thereon from date at the rate of 7% per centum per annum, to be paid:

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, near Tigerville, being shown on a plat of survey prepared by J. E. Williams, Jr. Engr./Surveyor #3979, 15 South Main St., Travelers Rest, S. C. 29690, Dated March 18, 1975, of property of Kenneth G. Southerlin, containing 1.31 Acres, more or less, and according to said Plat, having the following metes & bounds, to-wit:

BEGINNING at an I. P. on Southerlin Road and running S 89-30 E 260.2' to a corner I. P.; thence along the line of other property of Kenneth G. Southerlin S 7-13 E 223.7' to a corner I. P. joining Sudduth property; thence along the line of said Sudduth property N 82-43 W 305.4' to I. P. located 0.3 miles from S. C. Hwy. #414, on Southerlin Road; thence along line of said Southerlin Road N 4-34 E 186' to an I. P., being point of beginning.

The abovescribed property is a part of that property conveyed to Kenneth G. Southerlin on April 25, 1973 by Deed of William E. Southerlin, being recorded in the RMC Office for County & State aforesaid, in book 973, Page 297. ALSO, the abovescribed property is a part of that same property conveyed to Kenneth G. Southerlin & William E. Southerlin by Deed of Nancy H. Southerlin, on March 21, 1972, said Deed being recorded in the RMC Office for County & State aforesaid, in Book 839, at Page 72.



Together with all and singular rights, members, herditaments, 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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