

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, JERRY PERKINS AND LOUISE G. PERKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN T. ALEWINE

(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 FOUR THOUSAND AND NO/100 ----- Dollars (\$ 24,000.00) due and payable in equal annual installments of \$2,752.32 commencing one year from date and continuing annually thereafter until paid in full, all payments to be applied first to interest, with balance to principal with interest thereon from date at the rate of eight 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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in Chick Springs Township, Greenville County, S. C., on the northern side of Black Top Road, containing 15.09 acres according to a plat of property of John T. Alewine made by Campbell & Clarkson, Surveyors, Inc., dated May 15, 1975, recorded in the RMC Office for Greenville County, S. C., in Plat Book 57, page 36, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in or near the center line of Black Top Road (said nail and bottle cap being located S. 59 E., 100 feet from an old nail being the southeastermost corner of property now or formerly belonging to Reese and being located approximately 1560 feet in an easterly direction from State Park Road), and running thence N. 23-45 E., along the line of property belonging to the grantor 121.37 feet to an iron pin in the northern edge of a 200 foot Duke Power Company right of way; thence with the northernmost edge of said Duke Power Company right of way N. 53-46 E., 715.0 feet to an iron pin; thence leaving said right of way and running with the line of property belonging to the grantor, N. 12-58 E., 563.72 feet to an iron pin in the line of property now or formerly belonging to Boling; thence with the Boling line, S. 52-51 E., 430 feet to an iron pin on the eastern side of Mountain Creek; thence with the line of property now or formerly belonging to Babb, S. 18-01 W., 1214.32 feet to an old nail in or near the center line of Black Top Road; thence with the said Black Top Road, N. 69-03 W., 494.93 feet to a nail and bottle cap; thence continuing with said road, N. 59-00 W., 299.84 feet to a nail and bottle cap, the point of BEGINNING.

LESS; The following described property is specifically excluded from the lien of this mortgage:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Black Top Road in Chick Springs Township, Greenville County, S.C., being shown on a plat entitled property of Jerry Perkins made by Campbell & Clarkson, Surveyors, Inc. dated May 15, 1975, and recorded in the RMC Office for Greenville County, S.C. in Plat Book 57, page 16, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Black Top Road (said iron pin being located N. 67-57 W., 211.57 feet from an iron pin on the northern edge of Black Top Road where the easternmost boundary line of the above described property intersects said road) and running thence with the northern side of Black Top Road, N. 67-57 W., 200 feet to an iron pin; thence N. 25-54 E., 200 feet to an iron pin; thence S. 67-57 E., 200 feet to an iron pin; thence S. 25-54 W., 200 feet to an iron pin, the point of BEGINNING.

This mortgage and the note which it secures shall become immediately due and payable upon the sale or transfer of the within described property.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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