

FILED
GREENVILLE CO. S.C.

1053 831

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

17 2 1975

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VERNON E. SANDERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT W. EDWARDS and W. M. EDWARDS

(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 FORTY SEVEN THOUSAND FIVE HUNDRED and no/100-----

-----Dollars (\$ 47,500.00) due and payable

in accordance with the terms of said Note of even date herewith,

with interest thereon from date at the rate of 8 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, 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, containing 25,200 sq. ft. and having according to a survey entitled "Property of W. M. Edwards and R. W. Edwards", prepared by W. R. Williams, Jr., Engineer, dated September 17, 1975, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on highway right of way of U. S. Highway No. 29 (Wade Hampton Boulevard) being on a Northern side of said Highway, joint corners Koutsoukis, et al and R. W. Edwards and W. M. Edwards, and running thence with said property lines, N. 39-38 W. 210 feet to an old iron pin, corner Koutsoukis, et al and R. W. Edwards; running thence with Edwards line, N. 50-30 E. 120 feet to an old iron pin, corner W. M. Edwards and R. W. Edwards; running thence S. 39-38 E. 210 feet to an old iron pin on the right of way of U. S. Highway No. 29 (Wade Hampton Boulevard); thence with said Highway, S. 50-30 W. 120 feet to the point and place of beginning.

The within Mortgage is junior in lien to that certain Mortgage given to First Federal Savings and Loan Association dated November 17, 1975, to be recorded herewith.

5,19.00



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 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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