

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 23 11 30 AM '76
DEEDS & RECORDS
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

WHEREAS, We, George E. Edith Rollins

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Terplan of Columbia, Inc. D/B/A Terplan of pleasantburg

(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

Ten Thousand three hundred and twenty Dollars (\$ 10320.00) due and payable
at a rate of one hundred seventy two (172.00) per month for sixty (60) months, due and
payable on the First day of each month commencing 1/1/76

with interest thereon from 11-21-75 at the rate of 13.37 Annual percentage rate to be paid
until maturity

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

All that piece, parcel or lot of land in Greenville County, State of South Carolina, O'neal Township, located about 5 miles Northwest from Greer, SC, on the eastern side of Wofford Road and being shown on plat made for Leonard A. Dobson by John A. Simmons, surveyor, dated 9/30/70 and having the following courses and distances, to wit:

Beginning at the southern corner of the property herein described at iron pin on north side of said road and running thence N. 4-00 E., 290 feet along a waterway line, which is the line thence still with waterway, N. 23-07 E., 152 feet to iron pin; thence S. 49-35 E., 315 feet to center of said road, S. 49-55 W., 138 feet; thence still with center of road, S. 55-37 W., 197.7 feet to bend in road; thence S. 64-20 W., 57.1 feet to the beginning corner and containing 1.72 acres, more or less.

See contract or bond for title recorded in book 966 page 21, Greenville county RMC office, this is a part of the property shown in deed book 896 page 489, Greenville County RMC office being conveyed to Leonard A. Dobson by Charles O. Wolfe, INC., and being a part of 11.33 acre tract shown on plat recorded in plat book R page 82B, Greenville County RMC office.



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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