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GREENVILLE, CO. S. C.

BOOK 1373 PAGE 781

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 27 3 00 PM '76
JOHNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Irvine Street Realty Corp.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. H. Sitton

(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 -----

Five Thousand Five Hundred and No/100----- Dollars (\$5,500.00) due and payable
as per the terms of said note,

with interest thereon from date at the rate of eight per centum per annum, to be paid: as per the terms of said note.

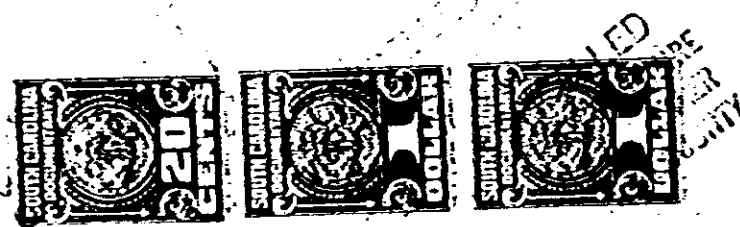
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Greenville Township, being known and designated as part of Lot No. 8, in Block P, according to a map of Highland, Property of H. K. Townes near Greenville, S. C., made by Dalton & Neves, July, 1940, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plats Book K, at Pages 50 and 51, and being more particularly described according to a survey and plat by J. Coke Smith, December 20, 1950, as follows:

BEGINNING at an iron pin on the west side of Texas Avenue, original northeast corner of Lot 8, Block P, as shown by the above recorded plat, and running thence S. 74-56 W. 103 feet to an iron pin, original joint rear corner of Lots 8 and 9; thence with line of said lots, S. 1-40 E. 38 feet to an iron pin; thence S. 68-24 E. 107.3 feet to an iron pin on the west side of Texas Avenue; thence with said Avenue, N. 0-49 W. 104.8 feet to the beginning.

Being the identical property conveyed to the mortgagor herein by deed from the mortgagee, to be recorded of even date herewith.



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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