

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUL 7 12 14 PM '77
DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, TOMMY C. ROCHESTER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto UNITED MACHINES WORKS, INC.

(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

SIX THOUSAND AND NO/100 - - - - - Dollars \$ 6,000.00 due and payable

\$190.80 per month for a period of three years; at which time the remaining balance becomes due and payable, with each payment applied first to payment of interest and balance to principal

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly

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 Mortgagee in hand well and truly paid by the Mortgagor 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 Bates Township, and having the following metes and bounds:

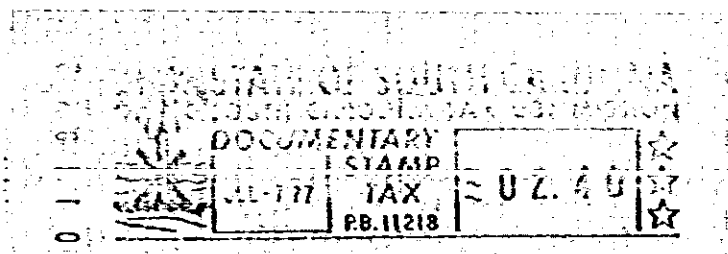
BEGINNING at iron pin on North side of Rochester Road and running N. 39-00 W. 695 feet to an iron pin, joint corner of lot of Tommy C. Rochester; thence S. 40-45 W. 191.5 feet to iron pin joining property of James C. Rochester; thence S. 39-55 E. 604 feet to iron pin on North side of Rochester Road; thence N. 66-40 E. 150 feet to bend; thence N. 75-15 E. 40 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Gene Howard and Marily R. Howard of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

ALSO: ALL that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon situate, lying and being in Bates Township, County of Greenville, State of South Carolina, being shown and designated as a portion of Property of a Plat prepared for Archie I. & Vickie S. Rochester on Jan. 10, 1976, prepared by Terry T. Dill, said plat to be recorded contemporaneously with deed to Gene Howard and Marily R. Howard, and the property conveyed herein is represented on the plat as Property of Gene and Marilyn Howard and contains 1 acre more or less and is bounded on the southern side of Rochester, on northern side by a creek which is the line, on western side by James C. Rochester and on eastern side by Gene Howard and Marilyn Howard. For metes and bounds, reference is made to said plat.

This being the same property conveyed to the Mortgagor herein by deed of Gene Howard and Marily R. Howard of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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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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