

Mortgagee's Address:
Route 5 - State Park Road
Greenville, SC 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CLAUDIA B. HARBIT

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FRANCES E. ELLISON

(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-SIX THOUSAND NINE

HUNDRED NINETY-SIX AND NO/100----- DOLLARS (\$26,996.00).
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid

^{3.11.78} ~~\$381.70~~ per month including principal and interest computed at the rate of 8 per cent per annum, the first payment being due January 15, 1978, and a like payment being due on the 15th day of each month thereafter for a total of 8 years.

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 30.866 acres and according to plat prepared for the mortgagor by Webb Surveying and Mapping Company October 1977, recorded in Plat Book 65 at page 31, having the following metes and bounds, to-wit:

BEGINNING at iron pin on the easterly side of Tanyard Road which iron pin is 1140.3 feet, more or less, from Buckhorn Road and running thence with the line of Ellison property S 80-11 W 713.61 feet to i.p.o.; thence N 76-13 W 487.62 feet to i.p.o.; thence N 31-04 W 2097.6 feet to old stone on line of property of Paris Mountain State Park; thence with said line N 37-50 E 504.43 feet to monument; thence S 59-55 E 375.10 feet to old stone and i.p.o.; thence S 39-55 E 401.9 feet to iron pin; thence S 10-25 E 423.7 feet to iron pin on creek; thence with the creek as the line, the traverse chords of which are: S 0-45 W 232.9 feet; S 14-06 E 167.1 feet; S 42-42 E 163.75 feet and S 64-36 E 136.4 feet to iron pin; thence S 34 E 72.9 feet to iron pin; thence S 38-12 W 100 feet to iron pin; thence S 25-34 E 768 feet to i.p.o.; thence N 51-04 E 662.7 feet to nail and cap in the center of Tanyard Road; thence with Tanyard Road S 33-26 E 344.7 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of the mortgagee, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.