

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, GEORGE TOWNES AND MINNIE TOWNES BYRD

hereinafter referred to as Mortgagor) is well and truly indebted unto EDUARD J. NASSER AND LEROY NASSER

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
in sixty (60) equal monthly installments of \$135.37 commencing on February 1, 1978
and on the first (1st) day of each month thereafter.

with interest thereon from February 1, 1978 at the rate of 12.50 per centum per annum, to be paid in sixty (60) equal payments commencing on the 1st day of February, 1978 and the last to be paid on the 1st day of February, 1983.

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 to 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, Gantt Township containing fifteen acres, more or less, on branch of Golden Grove Creek, on the south side of the White Horse Road, having the following metes and bounds, to-wit:

BEGINNING at a stone in said road and running thence S. 29 1/2 W. 17-90 to stone 3XN; thence N. 60 1/2 W. 4.00 to a stone 3XW, J.E. Farles corner on the McWhite line; thence S. 29 1/2 W. 11.00 to a stone 3XN; thence S. 60 1/2 E. 4.00 to a stone 3XN in the field; thence N. 44 1/2 E. 29.90 to post oak 3XN on the road; thence along the road 7.55 to the beginning; the same being Lot No. 8, of the division of a tract of 114 acres, one part of the Willis Benson Estate, and adjoining lands of Andy Harris and Fannie Rosemond.

This is the same property which the grantees herein received by intestate succession from their father as exhibited in Probate File No. 16, Apartment No. 724 in the Probate Court of Greenville County, South Carolina which was filed on June 14, 1962.

OTC 2072777 244

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.

4328 RV-2