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Greenville, S.C.

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BOOK 1434 PAGE 367

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, DONNIE S. TANKERSLEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, George A. Weathers, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto George A. Weathers, Sr. and Sara S. Weathers

(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 Thousand and No/100-----  
-----Dollars (\$20,000.00 ) due and payable on demand.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 8% per centum per annum, to be paid:

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:

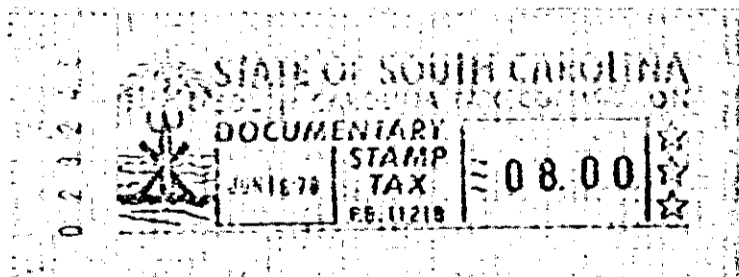
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, situate, lying and being in the City of Greenville on the northern side of the intersection of Augusta Place and Fuller Street and being known and designated as Lot No. 16 on Map of Augusta Place, recorded in the RMC Office for Greenville County in Plat Book "F", at Pages 128 and 129, and having, according to said map, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern corner of the intersection of Augusta Place and Fuller Street and running thence along Fuller Street, N. 26-30 W. 208.7 feet to an iron pin; thence N. 58-30 E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; thence along Lot No. 17, S. 26-30 E. 203.3 feet to an iron pin on the northwestern side of Augusta Place; thence along the northwestern side of Augusta Place, S. 58-30 W. 60.23 feet to the beginning corner.

THIS being the same property conveyed to George A. Weathers, Sr. and Sara S. Weathers by deed of Fred W. Wynn and Sara Zachary Wynn, to be recorded 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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