

MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 16 12 19 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1435 PAGE 450

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Gary Leroy Norman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bertie W. Hix

(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 follows: Fifty Dollars (\$50.00) on the 16th day of July, 1978 and Fifty Dollars (\$50.00) on the 16th day of each and every month thereafter until the entire amount has been paid.

The debt secured by this mortgage is to bare no interest.

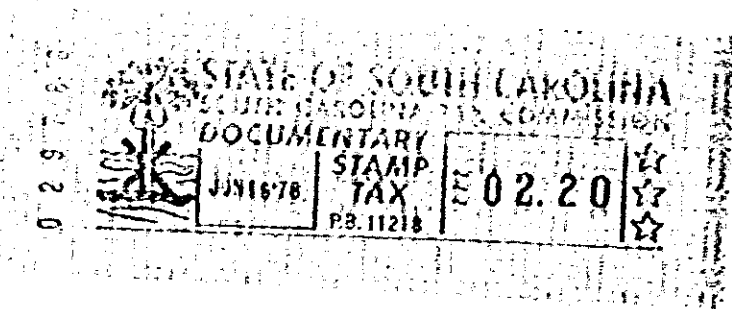
with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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 heirs, successors and assigns:

ALL that piece, parcel or tract of land, in Bates Township, Greenville County, South Carolina, known as a 12.4 acre tract on a plat of "Property of Gary Leroy Norman" and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-P at Page 19 and having according to said plat the following metes and bounds:

BEGINNING at an old iron pin at the Southeastern corner of the property herein conveyed on a line of Childress property and running thence N. 22-17 W. 1308 feet to an iron pin; thence along a line of Hix property N. 70-37 E. 389.9 feet to an old iron pin; thence along the center of a ditch as the line by the following traverse lines: S. 47-58 E. 182.8 feet to a point; S. 42-58 E. 118.8 feet to a point; thence S. 40-10 E. 99 feet to a poplar on the edge of a branch; Thence along the center of the branch as the line by the following traverse lines S. 11-33 W. 66 feet to a point; thence S. 32-00 E. 99 feet to a point; thence S. 4-31 E. 148.5 feet to a point; thence S. 28-41 E. 204.6 feet to a point; thence S. 17-24 E. 210.8 feet to a sweet gum along a line of Childress land; thence N. 74-35 W. 28.4 feet to a point; thence continuing along the line of Childress land S. 24-04 W. 56.8 feet to an old stone; thence continuing along the line of Childress land S. 66-33 W. 417 feet to the beginning corner, and being the same property conveyed to Gary Leroy Norman from Bertie W. Hix by a deed dated June 16th, 1978 and recorded herewith.



REC'D JUN 16 1978

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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