

LEATHERWOOD WALKER TODD & MANN
Mortgagee's Address: Bethel Road, Simpsonville, S. C. 29681
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM REX HOWARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. A. ROBERTS

(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

Four Thousand Eight Hundred and 00/100----- Dollars (\$ 4,800.00----) due and payable

in four (4) equal installments of One Thousand Two Hundred and 00/100 Dollars (\$1,200.00) each, commencing on October 18, 1979, and payable on the 18 day of October of each successive year until paid in full,

with interest thereon from date at the rate of ----7%---- per centum per annum, to be paid: yearly

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, the Mortgagee's heirs, 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, as shown on a plat for G. A. Roberts by Carolina Surveying Company dated March 9, 1974, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Scuffletown Road and running thence with the Western edge of said Road, S. 6-05 E. 343.9 feet to a point; thence with the center of a creek as the line, S. 32-41 W. 43.2 feet to a point; thence S. 79-03 W. 113.4 feet to a point; thence S. 84-55 W. 88.9 feet to a point; thence N. 43-25 W. 160.1 feet to a point; thence N. 31-16 W. 155.2 feet to a point; thence N. 53-53 W. 82.6 feet to a point; thence N. 40-45 W. 111.7 feet to a point; thence N. 37-16 W. 88.6 feet to a point; thence N. 52-07 W. 95.1 feet to a point; thence leaving said creek, N. 64-50 E. 356 feet to a point; thence with a branch, S. 45-05 W. 363 feet to a point; thence N. 89-30 E. 66 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of G. A. Roberts, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1090 at Page 479.

GCTO

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899

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGISTERED
STATE TAX
RECEIPT
\$ 01.00

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 is 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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