

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 6 3 10 PM '79
DONNIE S. TAYLOR
R.M.C.

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN

WHEREAS we, Jones Edwin Goldsmith and Sondra M. Goldsmith

hereinafter referred to as Mortgagee) is well and truly indebted unto Roy A. Lockaby

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date hereto the terms of which are incorporated herein by reference, in the sum of

Two Thousand and No/100 Dollars \$ 2,000.00 due and payable

\$1,000.00, plus interest on February 1, 1980 and \$1,000.00 plus interest on February 1, 1981.

with interest thereon from date at the rate of 9 1/2 per centum per annum, to be paid ANNUALLY

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or for any other purposes.

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, is hereafter described therein, situate, lying and being in the State of South Carolina, County of Greenville on the Western side of Robertson Road, being shown as a tract containing 0.54 Acres on a plat of the Property of Gordon E. Mann dated March 28, 1978 prepared by Freeland & Associates, recorded in Plat Book 6Q, at page 4, RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the Western side of Robertson Road, which iron pin is 260 feet, more or less, from State Park Road and running thence N. 73-27 West 185.71 feet to an old iron pin; thence N. 25-22 East 256.25 feet to an old iron pin at the edge of the right of way of Robertson Road; thence S. 13-28 East 292.47 feet to the point of beginning.

This being the same property conveyed to the above named Mortgagors by deed of Roy A. Lockaby of even date and recorded simultaneously with this mortgage.

TAXES \$ 00.00

Together with all and singular rights, manors, 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 fixtures, plumbing, etc. and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, assigns and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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