

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 8 3 56 PM '79

DOUGLE S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James R. Rice

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Rutledge Lawson and William D. Gilmore, Jr.

(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 Seventeen thousand five hundred and no/100

----- Dollars (\$ 17,500.00) due and payable

in one year at an annual interest rate of 10% (interest to be paid quarterly in arrears).

with interest thereon from date at the rate of 10% per centum per annum, to be paid: quarterly in arrears

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 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

ALL that certain piece, parcel or lot of land, situate, lying and being on the southern side of Lowndes Hill Road, Greenville County, South Carolina, being shown and designated as Part of Lot 6, PELHAM POINTE, on a plat prepared by Freeland & Associates, dated January 18, 1979, entitled "Property of Dr. J. Rutledge Lawson and Dr. William D. Gilmore, Jr." recorded in the RMC Office of Greenville County, South Carolina in Plat Book 62 at page 62, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lowndes Hill Road, and running thence S 35-16 E, 169.20 feet to an iron pin; thence N 78-06 W, 180.33 feet to an iron pin; thence N 4-07 W, 91.00 feet to an iron pin on the southern side of Lowndes Hill Road; thence with Lowndes Hill Road, N 83-11 E, 85.90 feet to an iron pin, the point of beginning.

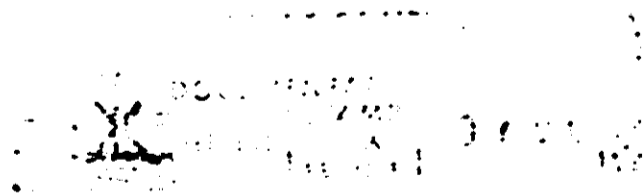
This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights of way, if any affecting the above property.

This is a portion of the property conveyed to the Grantors herein by deed of Pelham Pointe, a Partnership, recorded October 10, 1978, in Deed Book 1089 at page 633.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way present or apparent, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures, and all other improvements, and all other things in any manner attached to the premises, and that all fixtures and improvements thereon shall be deemed to be a part of the real estate.

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

The Mortgagee warrants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to sell the same or any number of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further warrants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, its heirs and assigns, and all persons whomsoever lawfully claiming the same or any part thereof.

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