

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, 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, B. F. REEVES & SONS CONSTRUCTION COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. GRADY MAYFIELD

(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 and NO/100----- Dollars (\$ 5,000.00) due and payable
 \$150.00/month including interest at 8%, payment to apply first to interest
 then to principal to be paid
 in full within two (2) years from date. Privilege is given the Mortgagor
 to pay all or any part of the principal of this amount at anytime without
 penalty thereon from date at the rate of eight per centum per annum, to be paid monthly

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, located on the North side of East Curtis Street in the Town of Simpsonville, being designated as lots 1 and 2 on a plat of property of Fred L. Howard as made by C. O. Riddle, Surveyor, on August 25, 1952, and being more fully described (both lots together) as follows:

BEGINNING at an iron pin on the North side of East Curtis Street, joint corner with lot now owned by A. B. Cannon and 50 feet from Brick Building owned by C. M. Todd, and running thence along Cannon line N. 23-55 W. 91.6 feet to iron pin on Bozeman line N. 64-50 E. 45 feet to iron pin, corner of lot #3; thence along line of lot #3, S. 23-55 E. 93 feet to iron pin on East Curtis Street; thence along said street S. 66-35 W. 45 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed of H. Grady Mayfield of even date to be recorded herewith.

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 hereabove 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.