

Mortgagor's address: 2509 Old Hasley Bridge Road, Greenville, S. C. 29611

MORTGAGE OF REAL ESTATE - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

VCL 1470 PAGE 820

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 20 4 22 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

JOHN K. EARLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SUSIE M. GRANT

(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

THIRTY THOUSAND AND NO/100 Dollars (\$ 30,000.00) due and payable one year from the date hereof,

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: annually

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:

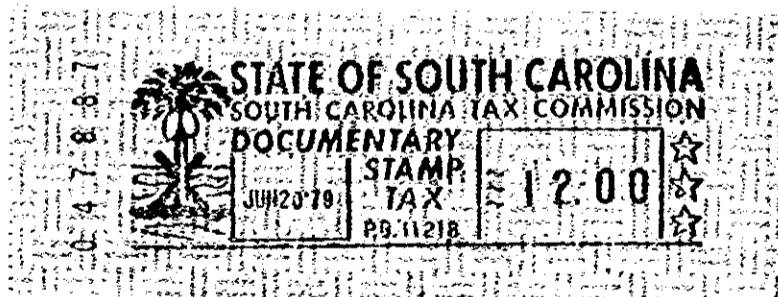
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, State of South Carolina, and being shown as a 20.335 acre tract on the east side of Dixie Circle and having, according to a plat dated May 22, 1978 by John C. Smith, the following metes and bounds to-wit:

BEGINNING in the center of Dixie Circle and running thence with the center of Dixie Circle N. 13-15-42 E. 165.4 feet to a nail and cap in the center of Dixie Circle; thence continuing with Dixie Circle, N. 9-49-10 E. 200.11 feet to an iron pin; thence S. 81-21-50 E. 2.6.39 feet to an iron pin; thence N. 23-06-13 E. 134.18 feet to an iron pin on other property now or formerly of John Earle; thence S. 64-04-24 E. 874.78 feet to an iron pin; thence S. 30-30-32 W. 1,242.67 feet to an iron pin in line of property now or formerly of H. M. Ellison; thence with the line of property now or formerly of Ellison, N. 44-31-13 W. 681.1 feet to an iron pin in the line of property now or formerly of Landers; thence with the line of property now or formerly of Landers, N. 40-10-15 E. 495.73 feet to an iron pin; thence N. 67-26-01 W. 364.57 feet to a nail and cap in the center of Dixie Circle, the point of beginning.

This is the same property acquired by mortgagor herein by deed of Susie M. Grant, dated June 20, 1979, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1105, at Page 195, on June 20, 1979.

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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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