

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC 27 10 05 AM '79
CO. S. C.
M. HERSLEY

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

WHEREAS, RICHARD LEE ELLICKSON and MARY JANE ELLICKSON are

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

P.O. Box 87
Greenville, S.C. 29602

(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

Sixteen Thousand and No/100 ----- Dollars (\$ 16,000.00) due and payable

with interest thereon from date at the rate of 2 points over prime rate of 15 1/8 per centum per annum, to be paid: as per the terms of said note.

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,

ALL that certain piece, parcel or tract of land lying, being and situate in Fairview Township, in the County of Greenville, State of South Carolina, containing 6.89 acres, more or less, and having according to plat prepared by C. O. Riddle, R.L.S., dated March, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of S.C. Highway 418, said point being 1,608.5 feet to the center of Fork Shoals Road and S.C. Highway 418 crossing; thence running N22-30W 500.0 feet to iron pin; thence N67-30E 600.0 feet to iron pin; thence S22-30E 500.0 feet to iron pin; on the northern side of S.C. Highway 418; thence with the northerly side of S.C. Highway 418 S67-30W 600 feet to iron pin, being the point of beginning.

This being the same property conveyed to the Grantor herein by deed of James C. Masters dated August 25, 1978, recorded August 29, 1978, in the RMC Office for Greenville County, South Carolina, in Deed Book 1086 at page 366.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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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 it 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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