

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

1527-550

WHEREAS, RALPH L. OGDEN AND LYRIC P. OGDEN

hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE T. ACHILLE

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Fifteen Thousand and no/100ths Dollars (\$15,000.00) due and payable

on or before June 30, 1981.

with interest thereon from December 15 at the rate of 12% per annum per annum, to be paid at date of re-finance or at date of maturity, whichever comes first.

WHEREAS, the Mortgagee 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 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, as hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being on the terminus of Huntington Court,

Butler Township, being known and designated as Lot 33 as shown on a recent plat prepared by Carolina Surveying Company, having 2.37 acres, more or less, entitled "Ralph L. Ogden and Lyric P. Ogden", recorded in Plat Book 7-4 at Page 51, and having according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Huntington Court at the joint front corner of Lots No. 33 and 34, and running thence with the line of Lot 34, N. 44-40 W. 301 feet to an iron pin in the rear line of Lot No. 31 A; thence with the rear line of Lots Nos. 31 A and 32, S. 50-20 W. 325 feet to an iron pin in the line of property now or formerly of Greenville City Water Works; thence with the line of Greenville City Water Works property S. 44-40 E. 350 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 36; thence with the line of Lots No. 36, N. 43-21 E. 208.7 feet to an iron pin on the western terminus of Huntington Court; thence with the curve of the western terminus of Huntington Court, the following courses and distances: N. 17-19 W. 50 feet to an iron pin; thence N. 50-10 E. 50 feet to an iron pin; thence N. 77-37 E. 50 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of George T. Achille and Sylvia B. Achille, of even date, to be recorded herewith.

Together with all and singular rights, franchises, 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 such fixtures and equipment, other than the usual household furniture, be included 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 hereinafore described in fee simple, absolute, that it has good right and is lawfully authorized to sell, convey, or otherwise dispose of the same, and that the premises are free 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV.2