

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } SC.

FILED  
 30 S. C.  
 4 30 PM '81  
 H. W. WILKES

MORTGAGE OF REAL ESTATE  
 TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, LARRY C. ROSS and CINDY W. ROSS

(hereinafter referred to as Mortgagor) is well and truly indebted unto HORACE H. OSBORNE and ANNE R. OSBORNE

(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

Fifty-Two Thousand and No/100 ----- Dollars (\$ 52,000.00 ) due and payable

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of ten (10%) 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, near Simpsonville, South Carolina, known and designated as 1.13 acre tract, as shown on plat of Property of J. R. Richardson, Sr., made by C. O. Riddle, L.S., dated May, 1956, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of U. S. Highway #276 at the joint front corner of other property now or formerly of J. R. Richardson, Sr., and running thence N. 54-05 E., 427.2 feet to an iron pin on an unnamed road; thence with said unnamed road, S. 31-15 E., 122 feet to an iron pin, joint front corner of a 1.25 acre tract, thence along the line of said 1.25 acre tract, S. 54-05 W., 392.3 feet to an iron pin on U. S. Highway 276; thence with U. S. Highway 276, N. 47-30 W., 124.1 feet to an iron pin, the point of beginning.

This is that property conveyed to Mortgagor by deed of Horace H. Osborne and Anne R. Osborne dated and filed concurrently 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 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.

SC70 --- 1A2381 455

A T T O R N E Y

4328 RV-2