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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, Cardno C. Ashworth and Larry R. Irwin

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

(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 Twenty-Two Thousand Five Hundred and No/100-----

-----Dollars (\$ 22,500.00 ) due and payable

at the rate of \$247.74 per month beginning July 18, 1981 and continuing each and every month thereafter until paid in full with payments to be applied first to interest and balance to principal, together with interest thereon from date at the rate of twelve 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:

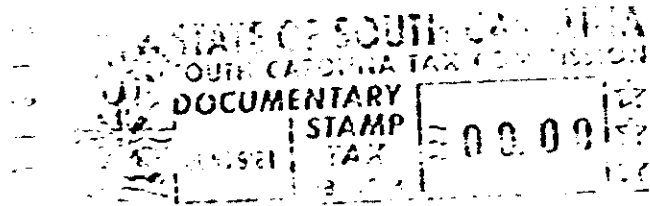
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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, in Bates Township, in the Town of Travelers Rest, on the eastern side of Geer Highway, and also on the eastern side of the C. K. & W. Railroad, and being shown as Lots Nos. 9 and 10 on a plat made by J. N. Southern on February 12, 1891, containing .70 acre, and described as follows:

BEGINNING at a stone 3xnm on a line running parallel with said Railroad and 50 feet from the center thereof, and running thence S. 31 E. 100 feet to a stone 3xnm; thence N. 59 E. 300 feet to a stone 3xnm; thence N. 31 W. 100 feet to a stone 3xnm; thence S. 59 W. 300 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Mary Ann Johnson recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is: 113 N. Poinsett Street  
Travelers Rest, S. C. 29690



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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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