

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREF 44
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DORRIS

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

WHEREAS, Herbert H. Harris and Martha A. Harris

(hereinafter referred to as Mortgagor) is well and truly indebted unto James H. Edwards and Gloria D. Edwards
*Ch. C. V. Edwards & Gloria D. Edwards
Harris & Harris*

(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 Three Thousand Eight hundred and no/100-----

----- Dollars (\$ 3,800.00) due and payable

with interest thereon from _____ date _____ at the rate of 11 _____ 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 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land, known as Lot B and being more completely described according to plat and survey made by W. R. Williams, Jr., Eng. & Surveyor No. 3979, dated March 6, 1975 with the following metes and bounds, to-wit:

BEGINNING on an iron pin on north side of Valley Road, joint corner with Buchanan property and running thence with line of Buchanan property N. 19-01 W. 106.5 feet to iron pin; thence N. 27-33 E. 110.8 feet to iron pin; thence S. 28-58 E. 79.4 feet to iron pin, joint corner with Lot C deeded to Edith Mildred Harmonis; thence still S. 28-58 E. 110.1 feet to iron pin on the north side of Valley Road; thence S. 73-00 W. 113.3 feet to iron pin, the beginning corner, containing 0.34 acres more or less.

This is that property conveyed to Mortgagor by deed of James H. Edwards dated and filed concurrently herewith.

This is a second mortgage junior to that of The Bank of Travelers Pest dated and filed concurrently herewith in the REC Office for Greenville County, South Carolina, in Mortgage Book 621 at Page 28 in the amount of \$20,000.00.

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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully entitled 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, then and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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