

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
MAR 15 4 40 PM '84

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

WHEREAS, JAMES O. CHILDERS AND EDITH L. CHILDERS  
DONNIE B. CHILDERS AND RASLEY  
R.H.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES A. HIGHTOWER

(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

Eleven Thousand and no/100 ----- Dollars (\$ 11,000.00 ) due and payable \$203.83 on the 2nd day of April, 1984, and a like amount on the 2nd day of each and every month thereafter up to and including February 2, 1990 with the entire indebtedness due and payable on March 2, 1990; said installments to be applied first in payment of interest and balance to principal

with interest thereon from date at the rate of ten (10%) 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, Highland Township, near Camp Creek Baptist Church, on the West side of Bright Road being shown as containing 1.7 acres on a plat of property prepared for James A. Hightower by W. N. Willis, Engineer, dated March 27, 1974, and, according to said plat, having the following metes and bounds:

Beginning at a nail in center of Bright Road, corner of, now or formerly, Childres and running thence with line of Childres S. 20-40 W. 477 feet to an iron pin, joint corner of tracts 1 and 2; thence N. 79-30 W. 135 feet to an iron pin; thence N. 20-45 E. 582 feet to a point in center of Bright Road, iron pin back on line at 82 feet; thence with the center of said road S. 26-00 E. 72 feet to a bend and S. 34-50 E. 95 feet to the point of beginning.

This is the same property conveyed to mortgagors by Allen Wayne Johnson and Kimberly F. Johnson by deed of even date herewith, to be recorded.

MORTGAGEE'S ADDRESS:

SC70 --- 1 MAR 15 84 571

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
MAR 15 1984  
STAMP TAX  
04.40

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.

4328-RV-2