MORTCAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF Greenville

FILED MORTGAGE OF REAL ESTATE

GREENVILLE OF S. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HAY | 10 26 AH '84

WHEREAS, Dale E. May, Others S. Barth ERSLEY R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Louise Peden Smith and

Annette Peden Hamer,

(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 Forty-Two Thousand, Nine Hundred and 78/100

Dollars (\$ 42,900.78) due and payable

as provided in promissory note of even date

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 those certain pieces, parcels, lots or tracts of land situate, lying and being in Fairview Township, Greenville County, South Carolina, approximately three miles southwest of the Town of Fountain Inn, known and designated as Tracts Nos. 12, 13 and a portion of No. 11 as shown on plat made by Paul Clark, Surveyor, dated September 4, 1961, and recorded in the RMC Office for Greenville County in Plat Book YY at Page 21, and having the following metes and bounds, to-wit:

BEGINNING in the center of Neely Ferry Road at the joint front corner of tracts 13 and 14 and running thence S. 67 E. 242.3 feet to an iron pin, joint rear corner of tracts 13 and 14; thence S. 6-00 E. 200 feet to an iron pin; thence S. 6-00 E. 210 feet to an iron pin; thence S. 6-00 E. 82 feet to an iron pin; thence S. 87-06 W. to center of Neely Ferry Road; thence N. 42 E. 565 feet to a point; thence N. 37 E. 150 feet to a point; thence N. 30 E. 150 feet to point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Kenneth L. Cassell to be recorded herewith.

Mortgagee's address:

Balle Drive Laurens, SC 29360

STATE OF SOUTH CAROLINA

CONTROL OF SOUTH CAROLI

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 hid 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 havefully 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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