

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

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WHEREAS, EDWIN M. ROBERTSON and SHIRLEY R. ROBERTSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ERNEST T. ROBERTSON, whose address is 813 N. Franklin Road, Greenville, SC 29609,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note dated 4/13/82 incorporated herein by reference, in the sum of -----

TWENTY-SEVEN THOUSAND FIVE HUNDRED & NO/100----- Dollars (\$27,500.00) due and payable as per the terms of said note;

with interest thereon from 4/13/82 at the rate of 12% 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, in Greenville Township, being known and designated as Lot No. 15 of the property of W. N. Miller, as per plat of T. T. Dill made September, 1940, and recorded in the RMC Office for Greenville County, S.C., in Plat Book L at Page 69, and being more particularly described as follows:

BEGINNING at a point on the west side of Grove Street (now Aladdin Street), joint corner of Lots Nos. 15 and 16, and running thence N. 62-36 W. 150 feet to a point, joint rear corner of Lots Nos. 15 and 16; thence N. 27-24 E. 50 feet to the joint rear corner of Lots Nos. 14 and 15; thence along the common line of Lots Nos. 14 and 15, S. 62-36 E. 150 feet to a point on the west side of Grove Street (now Aladdin Street); thence along said street S. 27-24 W. 50 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagee, to be executed and recorded of even date herewith.

This mortgage is given as additional security for the repayment of that certain promissory note executed by the Mortgagors in favor of the Mortgagee dated April 13, 1982, in the original principal amount of \$27,500.00, and this mortgage is given as security for said note in addition to that certain mortgage from the Mortgagors to the Mortgagee recorded on April 14, 1982, in the RMC Office for Greenville County, S.C., in Mortgage Book 1567 at Page 917.

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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 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.

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