

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1680 PAGE 879
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN H. EDWARDS and J. I. REID

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

WILLIE MAE S. EDWARDS

(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

EIGHTEEN THOUSAND

Dollars (\$ 18,000.00) due and payable

Ninety (90) days from date

with interest thereon from date at the rate of 16% per centum per annum, to be paid: at maturity

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:

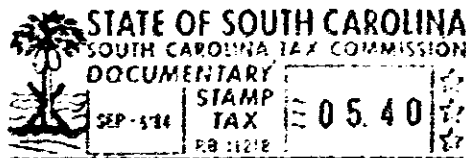
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel, or lot of land, situate, lying and being on the northwest side of Maxcy Avenue, in Gantt Township, Greenville County, South Carolina, shown as Lot 15-A, and being a portion of Lot 15 on a Plat of COCHRAN HEIGHTS, recorded in the RMC Office for Greenville County in Plat Book HH, Page 13; and having, according to Revised Plat showing Lot 15-A, recorded in Plat Book II, at Page 185, the following metes and bounds:

BEGINNING at an iron pin on the northwest side of Maxcy Avenue, at the joint front corner of Lot 16, which pin is 541.1 feet southwest of the intersection of Maxcy Avenue and White Horse Road, and running thence with the northwest side of Maxcy Avenue, S 60-52 W, 75 feet to an iron pin; thence N 32-47 W, 134 feet to an iron pin; thence N 59-56 E, 70 feet to an iron pin in line with Lot 16; thence with the line of Lot 16, S 34-47 E, 135.5 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Harmon O. Coleman, dated September 6, 1984, to be recorded simultaneously herewith.

Mortgagee's address: 6 Iola Street, Greenville, SC 29611



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.