

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mitchell L. Utz and Loraine V. Utz

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leake & Garrett, Inc., its successors and assigns

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which incorporated herein by reference, in the sum of Four Thousand and 00/100 Dollars (\$ 4,000.00) due and payable

Six (6) months from date,

with interest thereon from date at the rate of Eight 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 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, 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 account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and 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 the Town of Mauldin, being known and designated as Lots 52 and 53 on a Plat of Bishop Heights, prepared by Ethan C. Allen, R.L.S., dated January, 1966 and recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern edge of Ashmore Bridge Road, at the joint front corner of lots 53 and 54 and running thence along the Northwestern edge of Ashmore Bridge Road, N. 32-31 E., 200 ft. to an iron pin at the joint front corner of lots 51 and 52; thence with the joint line of lots 51 and 52, N. 57-29 W., 225 ft. to an iron pin; thence S. 32-31 W., 200 ft. to an iron pin at the joint rear corner of lots 53 and 54; thence along the joint line of lots 53 and 54, S. 57-29 E., 225 ft. to an iron pin on the Northwestern edge of Ashmore Bridge Road, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Leake & Garrett, Inc., to be recorded of even date herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and light 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 title 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.