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GREENVILLE CO. S. C.

BOOK 1279 PAGE 197

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MAY 31 2 22 PM '73  
J. H. S. TANKERSLEY  
R.M.C.

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

WHEREAS, Donald Elliott

(hereinafter referred to as Mortgagor) is well and truly indebted unto CN Mortgages, Inc., 200 Camperdown Building, Greenville, South Carolina

(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 Twelve Thousand Seven Hundred Fifty and NO/100 dollars----- Dollars (\$ 12,750.00 ) due and payable In One Hundred Twenty (120) monthly installments of One Hundred Six and 25/100 dollars (\$106.25) beginning the 30th day of June, 1973.

with interest thereon from date at the rate of 7% 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, 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, Butler Township, lying and being on the Batesville Road, the road from Five Forks to Pelham, being known and designated as a portion of that land shown on Plat recorded in Plat Book UU at page 4, in the R.M.C. Office for Greenville County, and having according to Plat entitled Property of Mabel C. King, Greenville County, South Carolina, made by R. B. Bruce, RLS, May 16, 1961, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of County Road (Batesville Road) and running thence with center of said road N. 34-00 E. 210 feet to a nail and cap in the center of said road, thence S. 40-10 E. 421 feet with the line of property of Harold B. McKinney and W. Roscoe Jones to an iron pin; thence still with the line of property of Harold B. McKinney and W. Roscoe Jones S. 34-00 W. 210 feet to an iron pin; thence N. 40-10 W. 421 feet to a nail and cap in the center of Batesville Road, the point of beginning; containing two (2) acres, more or less.

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 whatsoever lawfully claiming the same or any part thereof.