

FILED GREENVILLE CO. S. C. JAN 18 11 36 AM '74 DONNIE S. TANKERSLEY R.H.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ---We, Fred L. Childers and Galè B. Childers,---

(hereinafter referred to as Mortgagor) ^{are} well and truly indebted unto ---Guy A. Poore---

(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

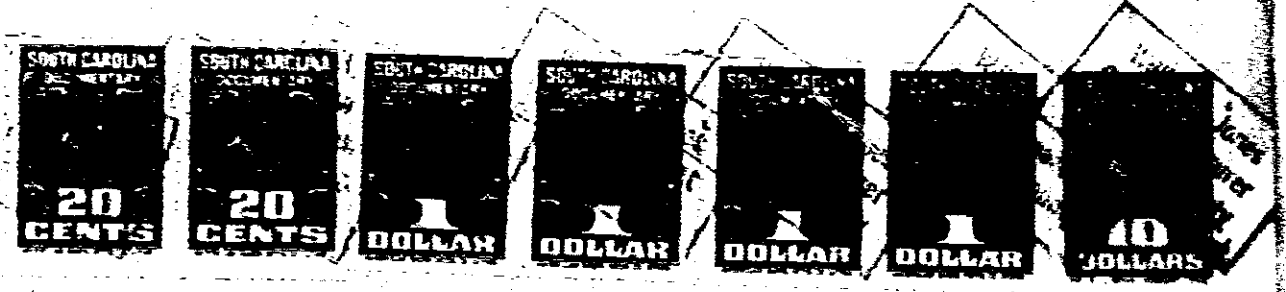
---Thirty-Six Thousand and No/100--- Dollars (\$-36,000.00) due and payable on or before February 1, 2004, repayable in Three Hundred Sixty (360) consecutive equal monthly installments of Two Hundred Sixty-Four and 16/100 (\$264.16) Dollars each, the first monthly installment being due and payable on February 1, 1974, and an equivalent amount on each first day of each month thereafter during the term of this note with power reserved in the makers hereof to anticipate and pay off any balance due hereunder at any time prior to maturity hereof without penalty therefor after January 1, 1975 with interest thereon from January 2, 1974 at the rate of Eight (8%) 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 in Bates Township, containing 13.2 acres, more or less, and having, according to plat entitled "Map Showing Property Owned By Slater Manufacturing Co., Slater, S. C." made by Pickell & Pickell Engineers, Greenville, S. C., April 4, 1951 and more recent survey of property of Guy A. and Ethel M. Poore, prepared by Terry T. Dill, Reg. C. E. and L. S. No. 104, on November 30, 1972, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a creek, joint corner of property of Billy Ledford (or formerly) and the said grantor and thence crossing dirt road, N. 63-30 E. 774 feet to an iron pin; thence S. 25-16 E. 541.5 feet to an oak 3x; thence S. 22-56 E. 360 feet to an iron pin; thence S. 83-54 W. 366 feet to an iron pin in a pine; thence N. 32-56 W. 192 feet to Triple Oaks 3x; thence recrossing said dirt road S. 56-28 W. 305 feet to a pine; thence S. 87-28 W. 286 feet to an iron pin in said creek; thence along the center of the creek as the line, the traverse line of which is N. 22-51 E. 210 feet to an iron pin; thence further along the center line of said creek, the traverse line of which is N. 22-00 W. 370 feet to an iron pin at the point of beginning.



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.