

FILED
GREENVILLE, S.C.
JUN 23 10 28 AM '74
JOHNIE S. TANNER
R.H.C.

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

WHEREAS, WE, OZELL HOWARD AND AUREVIA P. HOWARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto **RONALD K. EDWARDS AND HAZEL D. EDWARDS, d/b/a EDWARDS & 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

Ten Thousand and no/100ths-----Dollars (\$ 10,000.00) due and payable at the rate of \$130.19 per month, beginning 30 days from date and each month thereafter for 108 months

with interest thereon from date at the rate of **eight** 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, Oak Grove Township**, fronting on the **Pitman Road** that leads from State Highway No. 14 to Oak Grove Church and having the following courses and distances according to survey made March, 1968, by S. D. Atkins:

BEGINNING on a spike in Pitman Road at Harvey Pitman's line and running North 77-00 East 65 feet to old stone; thence North 77-00 East 210 feet to the branch; thence with the branch South 13-40 East 100 feet; thence South 32-00 East 86 feet; thence South 49-40 East 96 feet; thence South 69-40 West 300 feet to a spike in Pitman Road; thence with road North 10-00 West 150 feet; thence North 28-30 West 150 feet to the beginning. Containing two acres, more or less.

ALSO: ALL that piece, parcel or lot of land in Glassy Mountain Township Greenville County, South Carolina, and being described as a 3.1 acre tract of land on a plat for C. R. Pittman and Ozell and Aurevia Howard dated January 14, 1974, and prepared by S. D. Atkins, Registered Surveyor, said plat being recorded in Plat Book 5-B at page 66 in the R.M.C. Office for Greenville County. Reference is hereby made to said plat for a more complete description.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.