

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1373 PAGE 403

MORTGAGE OF REAL ESTATE

SEP 22 3 20 PM '76
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. Samuel Stilwell, as Trustee under that certain Indenture of Trust dated February 10, 1976,
(hereinafter referred to as Mortgagor) is well and truly indebted unto John L. Sloan

(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 and No/100----- Dollars (\$ 18,000.00) due and payable

as per the terms of the note executed of even date herewith,

with interest thereon from _____ date _____ at the rate of eight _____ per centum per annum, to be paid: as per the terms of said note.

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, on the southern side of Washington Loop, known and designated as Lots Nos. 28 and 29 in Block E as shown on a plat of Washington Heights Subdivision, which is recorded in the RMC Office for Greenville County, S. C., in Plats Book M, at Page 107, and also as shown on a plat of property of Lillie Mae Perry by C. O. Riddle, dated September 1961, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Washington Loop at the joint front corner of Lots 30 and 29; thence with the side of said street, S. 81-22 E. 50.3 feet to an iron pin at the joint front corner of Lots 29 and 28; thence continuing with the side of said street, N. 65-30 E. 55.8 feet to an iron pin at the joint front corner of Lots 28 and 27; thence continuing with the joint line of Lots 28 and 27, S. 4-43 W. 131.1 feet to an iron pin; thence S. 80-44 W. 55.2 feet to an iron pin at the joint rear corner of Lots 28 and 29; thence S. 80-44 W. 138.3 feet to an iron pin; thence N. 36-48 W. 58 feet to an iron pin at the joint rear corner of Lots 30 and 29; thence N. 53-43 E. 168.8 feet to an iron pin on the southern side of Washington Loop, being the point of beginning.

ALSO: ALL that piece, parcel or lot of land known and designated as Lot No. 31 on the aforementioned plats and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Washington Loop at the joint front corner of Lots 32 and 31 and continuing thence with the side of said street, S. 35-58 E. 50 feet to an iron pin at the joint front corner of Lots 31 and 30; thence with the joint line of Lots 31 and 30, S. 53-35 W. 148.7 feet to an iron pin at the joint rear corner of said lots; thence N. 36-48 W. 50 feet to an iron pin at the joint rear corner of Lots 32 and 31; thence with the joint line of Lots 32 and 31, N. 53-35 E. 150 feet to an iron pin on the western side of Washington Loop, being the point of beginning.

Being the identical property conveyed to the mortgagor herein by deed from the mortgagee, 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 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.

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