MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLORY COUNTY OF GREENVILLE

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4 05 PH '81 TO ALL WHOM THESE PRESENTS MAY CONCERN

DONNIG S FANNERSLEY R.M.C

WHEREAS, Clara H. Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Raynard Ratliff

thereinafter referred to as Mortgagee) as evidenced by the Mortzapo's promissors note of even due brooks the terms of which we incorporated to berein by reference, in the som of Three Thousand Seven Hundred Fifty Dollars and no/100's Diffus is 3,750.00) due and payable

in seventy-five (75) monthly installments. The first payment to be made on April 30, 1981 in the sum of Fifty and no/100's (\$50.00) Dollars.

WHEREAS, the Mortgagor may hereafter become included to the said Mortgagor's account for time, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Michagon in insolvention of the africacid delt, and in order to secure the phymest thereof, and of any other and further sums for which the Michagon may be included to the Michagon in any time for a huncus made to or for his account by the Michagon, and also in consideration of the further sum of Three Delians of 500 to the Michagon in hand will and today paid by the Michagon at and before the sealing and delinery of these presents, the receipt whereof is hereby achieved deed has minted, hereared, sold and released, and by these presents does grant, hargain, sell and release into the Michagon, its successes and assents.

"ALL that ceruin piece, parcel or let of land, with all impresentate thereon, or benefits constructed thereon, situate, him and being in the State of South Cardina, Councy of Greenville, in the City of Greenville, in ward five, on the South East Corner of Leach and Douthit Streets and having the following metes and bounds:

BEGINNING at the South East Corner of said streets and running southerly along Leach Street, 53 feet more or less to corner of lot conveyed by Phyllis Calhoun to Lillie L. Turner; thence along said Turner lot, easterly 107 feet, more or less, to corner lot of G. L. Calhoun; thence northerly 50 feet to stake on Douthit Street; thence along Douthit Street Westerly one hundred and seven feet, more or less, to the beginning corner.

This is the same property devised to Raynard Ratliff, Carl Ratliff, William Ratliff, Jr., Larry Ratliff, and Clara M. Hiller, by Will of Annie Mae Ratliff, who died on February 19, 1979, and whose Will was probated in Department 1550, File 16 in the Greenville County Probate Judge's Office. Carl Ratliff conveyed his interest to Clara M. Hiller by Deed recorded in Vol. 1144 at Page 976 in the R.M.C. Office for Greenville County. Raynard Ratliff conveyed his interest to Clara M. Miller by deed recorded in Vol. 1144 at Page 975 in the R.M.C. Office for Greenville County. Larry Ratliff conveyed his interest to Clara M. Hiller by Deed recorded in Vol. 1144 at Page 973 in the R.M.C. Office for Greenville County. William Ratliff, Jr., conveyed his interest to Clara M. Miller by Deed recorded in Vol. 1144 at Page 974 in the R.M.C. Office for Greenville County.

Together with all and singular rights, members, hered timents, and appartinances to the same belonging in any way incident or appertining, 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 τ th 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 saxl premises unto the Mortgagoe, its heirs, successors and assigns, forever,

The Mortgagor covenants that it is liwfully seized of the premises hereinabove described in rec simple absolute, that it has good right and is lawfully authorized to sell, convey or enumber the some, and that the premises are free and their 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 Mortgagor forever, from and the light of the latter and all and singular the said premises unto the Mortgagor and all open a chomosescer lawford the covenants of thereof.