

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 3 2 55 PM '74  
DORRIS S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ---Paul Ray Ledford and Elizabeth L. Ledford

are  
(hereinafter referred to as Mortgagor) well and truly indebted unto ---F. A. Lawton---

(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

-----Five Thousand and No/100----- Dollars (\$-5,000.00-) due and payable  
on or before Sept. 1, 1984, repayable in equal monthly installments of Fifty-  
Six and 62/100 (\$56.62) Dollars per month commencing on Sept. 1, 1974 and an  
equivalent amount on the first day of each consecutive month thereafter until  
paid in full, with power reserved in the makers hereof to anticipate and pay  
off any balance due hereunder prior to maturity hereof without penalty therefor  
with interest thereon from even date hereof at the rate of six (6%) per centum per annum, to be paid monthly

WHEREAS, the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, 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:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, 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 southerly side of North Saluda River and the southerly side of State Road S 23-526 near the Town of Marietta, and having, according to plat of property of T. Walter Brashier, prepared by Jones Engineering Service, the following metes and bounds, to-wit:

BEGINNING at the center point of North Saluda River approximately 450 feet southwest of pin in the bridge on State Road S 23-526 where it crosses North Saluda River on the east boundary of property of Grover C. Brown, et al, (or formerly), and running thence S. 28-30 E. 1,594.4 feet to an old stone; thence S. 5-00 W. 347 feet to an iron pin; thence S. 69-10 E. 400 feet to an iron pin; thence S. 72-45 E. 500 feet to an iron pin; thence S. 65-20 E. 956 feet to an iron pin in the center of S. C. Highway 414; thence along the center line of Highway 414 as the property line, N. 5-50 E. 252 feet to an iron pin at the center point of new culvert; thence N. 32-28 E. 106 feet to an iron pin; thence N. 33-34 E. 200 feet to an iron pin; thence N. 38-04 E. 200 feet to an iron pin; thence N. 44-56 E. 200 feet to an iron pin; thence N. 54-35 E. 200 feet to an iron pin; thence N. 60-33 E. 43.8 feet to an iron pin in the center of junction of Highway 414 and State Road S 23-526; thence along center of said State Road as the line, N. 3-56 W. 500 feet to an iron pin; thence N. 6-38 W. 100 feet to an iron pin; thence N. 12-08 W. 100 feet to an iron pin; thence N. 19-15 W. 100 feet to an iron pin; thence N. 25-02 W. 100 feet to an iron pin; thence N. 33-44 W. 100 feet to an iron pin; thence N. 45-39 W. 100 feet to an iron pin; thence N. 55-42 W. 100 feet to an iron pin; thence N. 70-14 W. 100 feet to an iron pin; thence N. 80-47 W. 100 feet to an iron pin; thence N. 87-02 W. 100 feet to an iron pin; thence S. 81-22 W. 100 feet to an iron pin; thence S. 72-42 W. 250 feet to an iron pin; thence S. 77-07 W. 100 feet to an iron pin; thence S. 88-05 W. 100 feet to an iron pin; thence N. 86-10 W. 100 feet to an iron pin; thence N. 80-47 W. 100 feet to an iron pin; thence N. 78-19 W. 100 feet to an iron pin; thence N. 81-16 W. 100 feet to an iron pin; thence N. 85-26 W. 100 feet to an iron pin; thence S. 88-51 W. 100 feet to an iron pin; thence S. 79-18 W. 100 feet to an iron pin; thence S. 76-08 W. 100 feet to an iron pin; thence S. 75-53 W. 100 feet to an iron pin; thence S. 81-45 W. 200 feet to an iron pin; thence N. 81-10 W. 100 feet to an iron pin; thence N. 58-58 W. 100 feet to an iron pin; thence N. 62-18 W. 100 feet to an iron pin; thence N. 45-59 W. 100 feet to an iron pin; thence N. 21-13 W. 100 feet to an iron pin; thence N. 4-06 W. 100 feet to an iron pin; thence N. 1-28 W. 200 feet to an iron pin; thence N. 0-28 W. 100 feet to an iron pin; thence N. 19-13 W. 100 feet to an iron pin; thence N. 35-13 W. 100 feet to an iron pin; thence N. 41-18 W. 77 feet to an iron pin in the center of bridge on State Road S 23-526 as it crosses the center of North Saluda River; thence in a southwesterly direction along the center of North Saluda River as the line 450 feet, more or less, to the point of beginning, and being the same property conveyed to the mortgagors by deed of T. Walter Brashier to be recorded herewith. The lien of this mortgage shall be junior and subordinate to the lien of that certain mortgage in favor of the United States of America upon the abovescribed property, dated and recorded contemporaneously 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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