

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

1333 421

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Louie E. Styles

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vance E. 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 ----

---Three Thousand Four Hundred & No/100-----Dollars (\$3,400.00) due and payable at the rate of Fifty & No/100 (\$50.00) Dollars each consecutive month, until paid in full

with interest thereon from date at the rate of eight per centum per annum, to be paid:

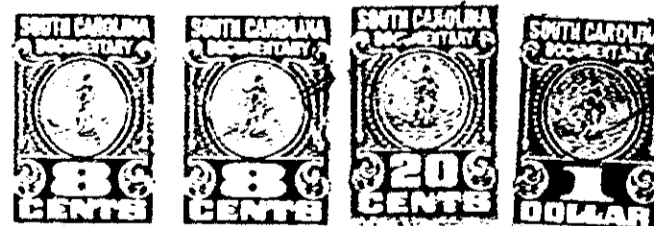
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Bates Township, containing 4.20 Ac. Net, more or less, and according to Plat of Louie E. Styles, shown as being near the City of Travelers Rest, South Carolina, said Plat prepared by W. R. Williams, Jr., Engr./Surveyor #3979, 15 South Main Street, Travelers Rest, S. C., Dated January 31st, 1975, said property having the following metes & bounds, to-wit:

BEGINNING at an I. P. shown on said Plat as being 25' from a N & C in center of Kelly Mill Road, and being shown as being 495' from a county road, and running along line of other property of Mortgagor N 17-47 E 415.5' to a corner I. P.; thence along line of Poole property N 87-19 E 428.3' to a corner I. P.; thence along line of McKinney property S 19-30 W 110.6' to an I. P.; thence still along line of said McKinney property S 19-30 W 408' to an I. P. shown on said Plat as being 25' from center line of said Kelly Mill Road; thence along line of said Kelly Mill Road N 79-08 W 388.4' to I. P. shown as being 25' from center line of Kelly Mill Road, and point of beginning. Gross Ac. 4.42.

This being that same piece of property conveyed to Mortgagor by Deed of Dallas P. Wigington on even date. Also, this is that same property conveyed to the said Dallas P. Wigington on June 8, 1957, by Clois D. Poole, Carlos L. Poole & Alvin E. Poole, and being recorded in the RMC Office for Greenville County, State of South Carolina, in Book 593, Page 81.



Together with all and singular rights, members, herditaments, 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.

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