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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

EDDIE S. STANBERRY
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, BRADLEY MORRIS, ~~CHARLES W. MORRIS~~

hereinafter referred to as Mortgagor is well and truly indebted unto W. B. McWHITE and PAUL H. BENTLEY,

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 FIVE HUNDRED AND NO/100-- Dollars \$18,500.00 due and payable

in monthly installments of ONE HUNDRED FIFTY-FOUR AND 75/100 DOLLARS (\$154.75), beginning one month from the date hereof and continuing on the like day of each month thereafter until fully paid, with said payment first to interest and balance to principal, 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 Mortgagee'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 Mortgagee in hand well and truly paid by the Mortgagor 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

ALL that certain tract of land, with improvements thereof, situated near the Town of Fountain Inn, containing 15.57 acres in accordance with plats made by Phillip & May, August 4, 1955 for E. J. and Mattie Sloan and plat made by C. O. Riddle, June 20, 1957 for Nellie K. and Eugene A. Madgin and being more fully described in accordance with said plats, to-wit:

BEGINNING at an iron pin in the center of a dirt driveway, being 597.4 feet from the intersection of a dirt driveway and Cullen Avenue and further being joint corner of property as previously conveyed to Grantor herein by deed of Arrah Anderson Cox and running thence N. 78-15 E. 94.6 feet to stone; thence N. 46-15 E. 313.5 feet to stone; thence N. 82 E. 1036.29 feet to stone; thence S. 25 E. 82.5 feet to Poplar tree on branch; thence along the meanders of the branch to an iron pin, thence N. 22-59 W. 425 feet to iron pin, being the point of beginning.

This is the same property conveyed to the Mortgagor by Deed of W. B. McWHITE to be recorded on even date herewith.



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, whatsoever lawfully claiming the same or any part thereof.

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