

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

## MORTGAGE OF REAL ESTATE

12 12 1975  
 JOHN S. ENSLEY  
 H.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. E. Pruitt and G. G. Pruitt,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ganell R. Ensley,

(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 Two Thousand and One Hundred and Ninety and 00/100 ----- Dollars (\$ 2,190.00 ) due and payable the amount of One Hundred and 00/100 (\$100.00) Dollars on January 3, 1976, and the amount of Fifty and 00/100 (\$50.00) Dollars on the third of each and every month until paid in full, with right to anticipate payments,

with interest thereon from date at the rate of five (5) 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, in Highland Township, containing 1.46 acres, according to a plat of W. R. Williams, Jr., Engineer, dated November 12, 1975, being bounded on the north by the lands of the Grantor, on the east by the lands of W. R. Grace & Co., on the south by the lands of McCall and on the west by Slatton Road; and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Slatton Road, approximately 460 feet north of the intersection of said road and Highway 414 at the joint corner of the property of the Grantor and McCall and proceeding thence with said road North 22.41 West 50 feet to a spike; thence continuing with the center of said road North 12-47 West 135 feet to a spike; thence North 74-05 East 18 feet to an iron pin; thence North 74-05 East 416.9 feet to an iron pin; thence South 2-20 East 122 feet to an iron pin; thence South 64-55 West 395 feet to an iron pin; thence South 64-55 West 18 feet to a spike in the center of Slatton Road, the point of beginning.



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 whomsoever lawfully claiming the same or any part thereof.

4328 RV-25