

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MELVIN D. PRICE and OLENE C. PRICE, his wife  
(hereinafter referred to as Mortgagor) is well and truly indebted unto ZONA A. STEWART/widow

(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 NINETEEN THOUSAND FIVE HUNDRED AND NO/100-----

-----Dollars (\$ 19,500.00 ) due and payable  
in semi-annually installments of Eight Hundred Twelve and 50/100 dollars commencing on the 18th day of December, 1976 and semi-annually thereafter until June 18, 1988 or until paid;

with interest thereon from June 18, 1976 at the rate of 7 per centum per annum, to be paid: semi-annually with the first interest payment due December 18, 1976.

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

ALL that lot or parcel of land in Greenville County in the town of Gowansville, beginning at an iron pin in the center of Rutherford Road at T. P. Stewart's corner and runs thence South 82 3/4 degrees West 6.95 Chains to an iron pin; thence South 3 3/4 degrees West 6.98 chains to an iron pin in Wm. Lanford's line; thence with said Wm. Lanford's line North 82 3/4 degrees East 6.96 chains to an iron pin in the center of said Rutherford Road; thence along said road North 3 1/2 degrees East 6.95 chains to the beginning corner, and contains 4.74 acres more or less.

Mortgagor shall have the right to make additional payments on the principal or to pay said promissory note in full at anytime without penalty for such prepayment.

The above described property is the identical property conveyed to Olene C. Price by Zona A. Stewart by deed dated June 18, 1976 and to be recorded in the RMC office for Greenville County.



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.