

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.
MORTGAGE OF REAL ESTATE
DUNN
M.C. WERSLEY

VOL 1634 PAGE 238

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John R. Peterson, Jr. and Martha G. Peterson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances Knight Horton

(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 One Hundred Fifteen and 20/100 ----- Dollars (\$ 18,115.20) due and payable
(MGP) in one payment of Twenty Thousand One Hundred Seven and 87/100 (\$20,107.87) Dollars, including interest, due and payable one year from the date of this note

with interest thereon from _____ at the rate of 11% per centum per annum, to be paid: annual payment

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 containing 35.52 acres, more or less, located on the east side of Forkville Road and on the south side of road leading to the Forkville Baptist Church in the County of Greenville, State of South Carolina, and having according to survey for John R. Peterson, Jr. and Martha G. Peterson, made by C. O. Riddle, R.L.S. #1347, the following metes and bounds:

BEGINNING at an iron pin on Forkville Road, joint front corner with property now or formerly of Roy E. Knight, Jr., and running thence with Forkville Road N. 42-08 E. 828.91 feet; and N. 38-42 E. 215 feet to a point in the intersection of County Road leading to Forkville Baptist Church; thence with that County Road the following courses and distances: N. 79-09 E. 301.44 feet; N. 70-18 E. 426.34 feet; N. 65-55 E. 369.83 feet; N. 70-39 E. 101.51 feet; and, N. 74-06 E. 207.97 feet to iron pin, corner with property of Forkville Baptist Church; thence S. 34-48 E. 250.99 feet to an iron pin; thence N. 70-41 E. 261.83 feet to an iron pin; thence S. 35-04 E. 444.22 feet to iron pin and stone; thence N. 74-08 E. 223.35 feet to iron pin and stone; thence S. 34-09 E. 166.69 feet to a point on Shoals; thence S. 34-54 E. 45.55 feet to iron pin and stone, rear corner with property now or formerly of Roy E. Knight, Jr.; thence with Knight property S. 78-11 W. 3066.16 feet to the point and place of beginning. This being a portion of property conveyed to Frances Knight Horton by deed of Virginia G. Knight dated April 21, 1973 and recorded on May 18, 1973 in the Greenville County R.M.C. Office in Deed Volume 974 at Page 682.

THIS conveyance is made subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above-described property.

GREENVILLE COUNTY, SOUTH CAROLINA
DEED RECORDS
STAMP NO. 20728137

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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 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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