

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Marion H. King and Betty Carol Babb King

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alton F. Babb

(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 Twelve Thousand & no/100---

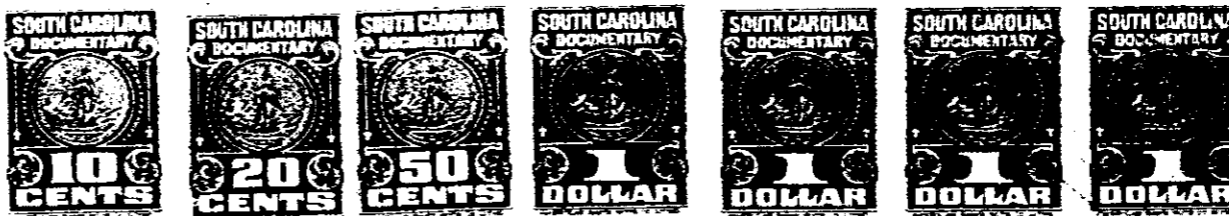
Dollars (\$ 12,000.00) due and payable
in twelve (12) equal yearly installments of One Thousand (\$1,000.00) &
no/100 Dollars each, the first installment to be due and payable on or
before the tenth day of January, 1974, and the other installments to each
become due on or before the tenth day of January of each consecutive year
with interest thereon from date at the rate of Six per centum per annum, to be paid: annually
with each principal payment, said interest to be computed on the unpaid
balance

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 37.249 acres, and being a portion of the J. C. Holliday Place, in Dunklin Township, on Holliday Dam Road, eight miles east from Belton, South Carolina, and shown on Plat Showing Tract of Land for M. H. King, prepared by Hugh J. Martin, Reg. L. S. #2320, dated November 8, 1973, and being more particularly described according to said plat as follows:

BEGINNING at a railroad spike in Hollidays Dam Road at corner of lands of F. P. Chapman and the land herein described, and running thence S. 51-23 W. 1792.76 feet to an iron pin; thence N. 42-53 W. 366.45 feet to iron pin; thence with line of Willie Mae Smith lands, N. 24-10 E. 1757.45 feet to iron pin; thence with C. J. Alewine lands, N. 83-58 E. 862.30 feet to nail and cap in Hollidays Dam Road; thence with said Road, S. 08-48 E. 465.40 feet; thence continuing with said Road, S. 00-10 E. 384.61 feet to 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 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.

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