

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE S.C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

Mr. and Mrs. James W. Edwards TO ALL WHOM THESE PRESENTS MAY CONCERN: Route 2, Box 524 Travelers Rest, S. C.

WHEREAS, Glen W. Settle and Jolene Settle

(hereinafter referred to as Mortgagor) is well and truly indebted unto James W. Edwards and Mattie Louise Edwards

(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 Forty-three Thousand Twenty and No/100

interest only for the first year and thereafter in six (6) equal annual installments to principal, \$7,170.00 each, plus interest on the unpaid balance.

with interest thereon from date at the rate of eight per centum per annum, to be paid as stated above

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 piece, parcel or tract of land situate, lying and being on the southern side of McCauley Road in the County of Greenville, State of South Carolina containing 41.303 acres, more or less, according to a plat entitled "Property of James W. Edwards and Mattie Louise Edwards" prepared by Walter L. Davis, R.L.S. April 25, 1977 and recorded in the R.M.C. Office for Greenville County in Plat Book 6 C at Page 23 and having the following courses and distances, to-wit:

BEGINNING at a nail and cap in McCauley Road, which point is 751.5 feet from the intersection of McCauley Road and a public road and running thence along other property of James W. Edwards and Mattie Louise Edwards S. 22 E., 759.6 feet to a new iron pin; thence S. 87-45 E., 360.8 feet to a new iron pin; running thence S. 1 E., 247.5 feet to a new iron pin; thence S. 33-30 E., 391.38 feet to a point; thence S. 38-30 E., 165 feet to a pine tree; thence S. 4-30 E., 308.88 feet to a new iron pin on the northern bank of the Enoree River; thence along the bank of said river S. 73-30 W., 151 feet and S. 71-16 W., 1,062.5 feet to a point where a branch enters the Enoree River; thence along said branch, the center of which is the property line, the following traverses and distances, to-wit: N. 23 W., 106.92 feet; N. 60-45 W., 89.1 feet; S. 85-30 W., 100 feet; N. 16-15 W., 43.5 feet; N. 18-15 E., 100 feet; N. 4-15 E., 100 feet; N. 12-30 W., 100 feet; N. 2-30 W., 100 feet; N. 13-30 E., 100 feet; N. 23-30 W., 57 feet; N. 17-45 W., 115.8 feet; N. 35 W., 100 feet; N. 10-15 E., 60 feet; N. 1-30 E., 49 feet; N. 13-30 E., 58.4 feet; N. 34-45 E., 61 feet; N. 28 E., 100 feet; N. 31 E., 100 feet; N. 37 E., 100 feet; N. 12-15 E., 76.4 feet; N. 42-30 W., 58 feet; N. 36-15 W., 81 feet; N. 27-15 W., 81 feet and N. 8-45 E., 57 feet to a new iron pin; thence N. 13-15 W., 265.38 feet to a nail and cap in the center of McCauley Road; thence along the center of said road N. 71-30 E., 433.2 feet to a nail and cap at the point and place of beginning, being the same property conveyed by deed of James W. Edwards and Mattie Louise Edwards, recorded May 27, 1977.

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.

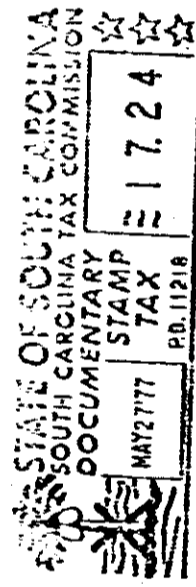
TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.



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