LAW OFFICES OF LATHAN, SMITH, & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DONAL STORY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James B. Forrest and Ruby T. Forrest

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mildred Laverne G. Welchel

Mary Evelyn G. McCrary and

(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 Sixteen Thousand and No/100-----

---Dollars (\$ 16,000.00) due and payable

on or before ninety (90) days from date, with no interest.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe's heirs, 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Blue Ridge Drive and being known and designated as Lot No. 7 on plat of SANS SOUCI recorded in the RMC Office for Greenville County in Plat Book K at Page 95 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of a five (5) foot sidewalk running along Blue Ridge Drive, said pin being the joint front corner of Lots 7 and 8 and running thence along the northern edge of said sidewalk, S.87-37 W. 67 feet to an iron pin, joint front corner of Lots 6 and 7; thence along the eastern line of Lot 6, N.05-55 W. 202.7 feet to an iron pin, joint rear corner of Lots 6 and 7; thence N.79-28 E. 65 feet to an iron pin, joint rear corner of Lots 7 and 11; thence along the rear line of Lots 10 and 11 and the weter line of Lot 8, S.05-57 E. 211.7 feet to an iron pin on the northern edge of said sidewalk, the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Mary Evelyn G. McCrary and Mildred Laverne G. Welchel recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagees herein is: c/o Mr. Lowell H. McCrary 719 Hudson Road Greenville, S. C. 29615

OF SOUTH CAROLINA OF SOUTH CAROLINA OF SOUTH CAROLINA IX COMMISSION OF STAMP S

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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 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 is 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 provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagos forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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