

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, I, Clyde A. Walker

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. C. Hodgens

(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

Thirty Five Hundred and no/100-----Dollars (\$3500.00) due and payable
four (4) years from date

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid annually.

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 my right, title, interest and estate in and to
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, one containing 8½ acres in which mortgagor has an undivided one-half interest and the other containing 6 acres, more or less, in which mortgagor has a 1/12 undivided interest and described collectively according to plat recorded in Plat Book PP at Page 47 having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of White Horse Road at joint front corner of property of Foulke Fur Company and running thence S. 84-30 E. 1850.7 feet; thence N. 20-30 E. 255.8 feet; thence N. 62 W. 474.7 feet; thence approximately N. 84-30 W. 884.4 feet; thence in a southwesterly direction 249.9 feet to a point in the line of the 8.5 acre tract; thence N. 84-30 W. 435.6 feet to a point on White Horse Road; thence with White Horse Road S. 29-15 W. 208.9 feet to the point of beginning.

ALSO, that certain other tract on said plat containing 0.94 acre and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Hunts Bridge Road at the center of branch on line of property of James I. Walker and running thence with the center of said branch the following courses and distances: N. 73-30 W. 142 feet; S. 70-30 W. 154 feet; S. 59-30 W. 83 feet; S. 41-30 W. 70 feet; thence N. 82 E. 662 feet to a point on Hunts Bridge Road; thence with Hunts Bridge Road N. 81-40 E. 55 feet, more or less, to the point of beginning. Mortgagor's interest in this tract is a 1/12 undivided interest.

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.

WITNESSED AND CANCELLED OF RECORD

THIS DAY OF _____ 19__

BY _____

R. W. C. FOR GREENVILLE COUNTY, S. C.

BOOK NO. _____ PAGE NO. _____