SEP 13 3 31 PM 1968

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, A. A. Ohmsen and Jean H. Ohmsen,

(hereinafter referred to as Mortgagor) is well and truly indebted unto John F. Chandler and Guaranty Mortgage Co. of Greenville, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's lease agreement with mortgagees of August 9, 1968, the terms of which are incorporated herein by reference, in the sum of ---Eleven Thousand Three Hundred Ninety-one and 50/100------ ---------- Dollars ($ 11,391.50) said sum to decrease proportionately as the term of the lease agreement decreases.

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, being known and designated as Lot 15 of a subdivision known as "Addition to Wildaire Estates", according to a plat thereof prepared by Piedmont Engineering Service, November, 1962, and recorded in the RMC Office for Greenville County in Plat Book RR, at pages 100 and 101, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Ramblewood Drive, at the joint front corner of Lots 15 and 16; thence running along the line of these lots, N. 75-30 E. 184.5 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence running S. 7-41 E. 62.3 feet to an iron pin; thence continuing S. 7-34 E. 50.4 feet to an iron pin at the joint rear corner of Lots 15 and 14; thence along the joint line of these lots, S. 79-30 W. 176.2 feet to an iron pin on the eastern side of Ramblewood Drive; thence running along the eastern side of Ramblewood Drive, N. 11-53 W. 100.0 feet to an iron pin, the point of beginning.

It is understood and agreed by the parties hereto that this mortgage is to be subject to a first mortgage, by the mortgagors herein, given to Cameron-Brown Company on August 16, 1963, in the original amount of $19,000.00 and recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 932, at page 26.

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.