

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

1419-1339

WHEREAS, JAMES E. CASHION, JR.

hereinafter referred to as Mortgagor, is well and truly indebted unto

SARA DELL WESTMORELAND PATTON,

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

--Ten Thousand Five Hundred and No/100 ----- Dollars \$10,500.00 due and payable

in sixty (60) equal monthly installments of Two Hundred Twelve and 91/100 Dollars (\$212.91) each commencing on the first day of January, 1978, and continuing on like day thereafter until paid in full

with interest thereon from date at the rate of --8%-- per centum per annum, to be paid monthly.

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 Mortgagee 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, in Fairview Township, in the town of Fountain Inn on the west side of Railroad Alley, with the following metes and bounds:

BEGINNING at an iron pin on Railroad Alley, joint front corner with lot of land formerly belonging to Nichols, now V. M. Babb, and running along Babb Lot S. 52-30 W. 357 feet to an iron pin on line of land of C. D. Case; thence, with the Case line in a southeasterly direction, approximately 70.8 feet to a point, said point measuring a distance of twenty (20) feet from an iron pin on Case line and corner of Speegle Estate land, and being in northern edge of road leading from Railroad Alley to property of C. D. Case; thence, along northern edge of said road N. 52-30 E. 357.8 feet to a point on Railroad Alley, said point measuring a distance of twenty (20) feet from an iron pin in the southern edge of said road and on the western side of Railroad Alley and being corner of C. Y. Garrett lot; thence, along western side of Railroad Alley N. 42-15 W. 70.8 feet to an iron pin, the point of beginning. Bounded by lot of V. M. Babb, C. D. Case, twenty-foot road leading from Railroad Alley to the C. D. Case property and Railroad Alley.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee herein dated December 19, 1977, and to be recorded of even date herewith.

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.

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