

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, I, MARVIN KIRT GREGORY,

do hereby certify that as Mortgagor is well and truly indebted unto ROY A. LOCKABY

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 ONE THOUSAND SIX HUNDRED FIFTY AND NO/100----- Dollars \$ 1,650.00 due and payable

\$25.00 per month with payments applied first to interest and balance to principal and with first payment to be February 10, 1978

with interest thereon from \_\_\_\_\_ date at the rate of 9% 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, the 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, in Saluda Township, containing 0.98 acres as shown on plat of property of Roy A. Lockaby according to a survey made by Terry T. Dill on September 2, 1977, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin in the center of Mush Creek Road and running thence along line of property now or formerly of Lanta Atkins S. 17-10 W. 383 feet; running thence N. 41-31 W. 145.5 feet more or less to the corner of property now of formerly of Billy Grumbles; running thence N. 17-10 E. 305.5 feet to the center of Mush Creek Road; thence running along the center of said Mush Creek Road S. 69-52 E. 55.3 feet; running thence continuing along said center of road S. 76-32 E. 69.7 feet to iron pin, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee herein of even date and recorded simultaneously herewith.

*[Faint signature and stamp area]*

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 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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