

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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

WHEREAS, Otus Keith Pickelsimer and Charles Russell Pickelsimer

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Otus Pickelsimer

(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

Fifty thousand and No/100 (\$50,000.00) ----- Dollars (\$ 50,000.00) due and payable

(\$366.89) per month three hundred sixty six and 89/100 per month beginning March 1, 1978 and continuing on each successive month until paid in full. first to interest then to principal.

with interest thereon from date at the rate of eight per centum per annum, to be paid: as above

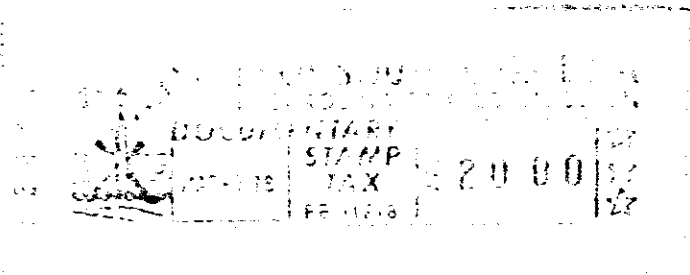
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and located on the South side of Buncombe Road, being designated as Lots Nos. 4, 5, 6, 7 and 8 on a plat of property of Marmen, Inc. made by Dalton & Neves May 1944, recorded in the RMC Office for Greenville County in Plat Book "0" and having according to said plat the following metes and bounds, to-wit;

BEGINNING On the South side of Buncombe Road at joint corner of Lots 8 and 9, and running thence with line of Lot 8 S 27-24 W 200 feet to an iron pin in line of Lot No. 3; thence with line of Lot No. 3 S 62-35 E 125 feet to an iron pin in line of Lot No. 3 and corner of Lot No. 4; thence with line of Lot No. 4 N 27-24 E 200 feet to an iron pin on the South side of Buncombe Road thence with Buncombe Road N 62-53 W 125 feet to an iron pin, the beginning corner, this being the same property conveyed by Deed of Otus Picklesimer recorded March 7, 1978 in Deed Book 1074 Page 853.

GCTO --- 1 MF. 7 78 133



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.

0157

4328 RV-2