

MORTGAGE OF REAL ESTATE—Prepared by ~~GREEN AND SHUBURN~~, Attorneys at Law, Greenville, S. C.

OCT 19 12 23 PM '78

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MINNIE S. TANKERSLEY  
R.M.C.

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

250 AM

WHEREAS, TEDDY MA SHBURN AND LOYCE MA SHBURN

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

(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 Five Thousand, Four Hundred Fourteen and No/100-----

Dollars (\$ 5,414.00 ) due and payable

in eighty-four (84) monthly installments of \$81.72, including interest, beginning on September 16, 1978, and each consecutive and successive month thereafter on the 16th,

with interest thereon from Aug. 16, 1978, at the rate of seven per centum per annum, to be paid: monthly,

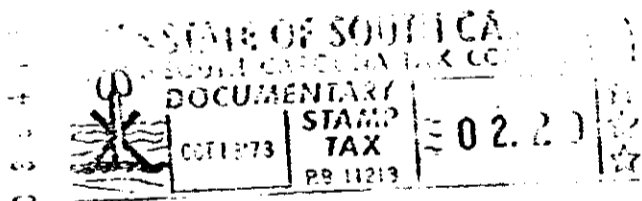
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 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 shown as a tract containing 3.13 acres, designated as Tract Number 1, on a plat of the property by T. H. Walker, R. L. S. #3182, dated August 8, 1978, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Broken Arrow Drive, and running N. 39-23 W. 387 feet to an old iron pin; thence turning and running N. 52-53 E. 120 feet to an old iron pin; thence turning and running N. 19-01 W. 224.12 feet to an iron pin; thence turning and running N. 54-50 E. 106.77 feet to an iron pin; thence turning and running S. 35-07 E. 604.85 feet to a point in the center of said road; thence continuing along the center line of said road S. 54-46 W. 260 feet to the point of the beginning:

Deed from Clyde W. Laughter, Trustee, dated August 18, 1978, recorded on October 19, 1978, in the R. M. C. Office for Greenville County, in Deed Book 1090, at page 233



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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