

MORTGAGE OF REAL ESTATE--Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's address: Rt. 2
Marietta, S.C. 29661

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 24 PH '79
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM E. ERVIN, SR.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto JOHN ERVIN

(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 Four Thousand and No/100ths

DOLLARS (\$ 4,000.00),

with interest thereon from date at the rate of 10.99 per centum per annum, said principal and interest to be repaid: in 48 monthly installments of \$104.23 each commencing October 8, 1979 with a like payment on the 8th day of each month thereafter until paid in full.

At the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagor shall convey the mortgaged premises or if the title hereto shall become vested in any other person for any other reason.

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, containing 5 acres, on the southern side of Keeler Bridge Road in Bates Township, being shown and designated on plat prepared by Terry T. Dill, dated July 26, 1979, recorded in plat book at page , to-wit;

BEGINNING at an iron pin on the southern side of Keeler Bridge Road at the joint corner of the within described property and property now or formerly belonging to David Styles, which iron pin is approximately 625 feet southeast of the intersection of said road and S.C. Highway 186, and running thence along Keeler Bridge Road S. 44-37 E. 54.7 feet to an iron pin at the joint corner of property now or formerly belonging to John Ervin; thence S. 06-16 E. 150 feet to an iron pin; thence S. 09-03 W. 50 feet to an iron pin; thence S. 31-27 W. 115 feet to an iron pin; thence S.00-48 E. 161 feet to an iron pin in an old road bed; thence along said road bed S. 70-00 W. 401 feet to an old iron pin; thence N. 39-30 W. 326 feet to an old iron pin; thence N. 41-23 E. 300.8 feet to an old iron pin; thence S. 50-21 E. 129.7 feet to an old iron pin; thence N. 60-20 E. 225 feet to a point in the center of a ditch; thence along said center line of said ditch, N. 38-20 E. 163 feet to an iron pin at the end of a culvert on the southern side of Keeler Bridge Road, the point of beginning.

DERIVATION: Deed of John Ervin recorded August 22, 1979 in Deed Book 1109 at Page 902

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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