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COUNTY OF GREENVILLE 3 13 PH 170

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MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WALTER M. HALL AND SUSAN T. HALL

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE O'SHIELDS, SR.

IN A LUMP SUM SIX MONTHS FROM DATE. NO INTEREST

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 texts, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaic 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$2.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the seating and delivery of the e 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 Mortgagoe, its successors and assesses:

"ALL that certain piece, parcel or let of land, with all improvements thereon, or hereefter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, being known and designated as Lot No. 293 Sec. IV, of Westwood Subdivision, as shown by plat thereof recorded in Plat Book 4R at page 30, in the RMC Office for Greenville County, South Carolina, reference is hereby made to said plat for a more particular description.

This is the same property conveyed to the above named mortgagors by deed of Builders & Developers, Inc. recorded in the RMC Office for Greenville County in Deed Book 977 at Page 568 on June 25, 1973.

A CONTRACTOR OF STREET OF

Together with all and singular rights, members, herditaments, and appurtecances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 units the Mortgopeo, its heirs, successors and assigns, forever.

The Mortgagar covenants that it is lawfully seized of the premises hereinabove described in the sample 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 Mortgagar further coverants to warrant and forever defend all and singular the said premises unto the Mortgagar forever, from and against the Mortgagar and all persons whomseever family claiming the same or any part thereof.

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