

Box 248, Marietta, South Carolina 29661
MORTGAGE OF REAL ESTATE Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S. C. 29609

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 13 11 37 AM '79
DONNIE T. HANMERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Erwin Eisenheim and Doris Eisenheim

(hereinafter referred to as Mortgagor) is well and truly indebted unto Adair M. Tedards and Cynthia C. Manning

(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 Nine Thousand Seven Hundred and no/100-----

-----Dollars \$ 9,700.00 due and payable

with interest thereon from even date at the rate of nine per centum per annum, to be paid: as set forth in the real estate note secured by this mortgage.

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 on the north side of New Gap Creek Road containing approximately 5.05 acres (partially exclusive of highway right-of-way), beginning at a point in the center of the New Gap Creek Road, said point being the most southwesterly joint corner of this tract and a tract previously owned by the Estate of Mary Frances Johnson Bailey Myers and conveyed by said Estate to Cynthia C. Manning, and running thence N. 28-45 W. 391.5 feet to an iron pin; thence N. 33-30 E. 404 feet to an iron pin; thence S. 64-05 E. 300 feet to an iron pin; thence S. 13-05 E. 165 feet to an iron pin; thence S. 27-50 E. 145.3 feet to an iron pin; thence S. 27-50 E. 44 feet to a point in the center of the New Gap Creek Road; thence S. 66-30 W. 186 feet to a point in the center of New Gap Creek Road; thence S. 60-30 W. 299 feet to the point of beginning.

THIS being the same property conveyed to mortgagor by deed of mortgagee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1115, Page 435, on October 13, 1979.

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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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