ADDRESS: 8 Hardwick Dr. Greenville, S.C. 29611

MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAIL, GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA CREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE APR 5 12 05 PH 1830 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. JOYCE M. WHEREAS. I.A. M. ERSLEY

(hereinaster referred to as Mortgagor) is well and truly indebted unto Maudine M. Wilson

(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

Fifteen Thousand Six Hundred Fourteen and 35/100---- Dollars (1 15,614.35) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

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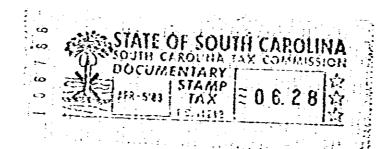
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 scaling 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 piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, with the improvements thereon, about one mile north of Greer, lying on the east side of a new cut road, and being known as Lot No. 31 on plat of B. W. Waters property, June 16, 1949, amended February 4, 1952, and having the following metes and bounds, to-wit: (Plat Book LLL, Page 170)

BEGINNING at an iron pin on the east side of said new cut road, joint corner of lots nos. 18 and 31, and runs thence with the common line of Nos. 18 and 31 N. 78-34 E. 172.4 feet to iron pin on the Arthur Zimmerman Estate Line; thence with the said line, S. 10-02 E. 100 feet to a stake on the said line; thence with the common line of Nos. 31 and 32 lots S. 78-43 W. 171.5 feet to a stake on the east side of said new cut road; thence with the east side of said road, N. 10-42 W. 100 feet to the beginning corner.

The above property is the same property conveyed to the mortgagor by deed of J. Douglas Noe to be recorded herewith.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter mattached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the musual 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 bereinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so (long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest tax the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

