STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE VOL 1659 FAGE 773

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WHEREAS. DAVID A. EDWARDS and NANCY B. EDWARDS

N.S.C. (decrementer referred to as Mortgagor) is well and tituly undebted unto MARKLEY A. EDWARDS and AGNES S. EDWARDS

as stated in note of even date herewith.

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WHEREAS, the Mortgagor may bereafter 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 Mortgogor, 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 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 (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, and being shown and designated on a "Survey For Markley A. Edwards", made by T. Craig Keith, RLS, dated 4-6-84, and to be recorded herewith in Greenville County RMC Office in Plat Book 10-0 Page 73. Said Plat is specifically referred to for a more complete property description.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements, rights-of-way of record, if any, affecting the above described property.

DERIVATION: See Deed of C.D. Crain and Sallie Crain dated 13 August 1951 and recorded in Deed Book 440, Page 89. Also see Deed of Markley A. Edwards and Agnes S. Edwards dated April, 1984 to be recorded herewith.

NO TITLE SEARCH.

Mortgagees' Address: Rt3, Edwards, Edwards. John No., Gru, Sc 28651

STATE OF SOUTH CAROLINA

STATE OF SOUTH CAROLINA

OUTH CAROLINA TAX COMMISSION

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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 call 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 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 unto the Mortgagee, its heirs, successors and assigns, forever.

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The Mortgagor covenants that it is lawfully serized of the premises heireinabove 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 whomseever lowfully claiming the same or any part thereof

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