

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Tony E. Pritchett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Billy Fred Ledford

(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 One Thousand Five Hundred and no/100-----

----- Dollars (\$ 1500.00 ) due and payable  
12 monthly payments at \$111.00 each ---- This note and mortgage is given as collateral for Billy Ledford co-signing a note with Bank of Travelers Rest in the amount of \$1500.00 with int. @ 17% ---- Payments not made when due and co-signer has to assume payments, then this mortgage shall be satisfied by the delivery of a clear title to the property given as security with interest thereon from date of default at the rate of 17% per centum per annum, to be paid:

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, Saluda Township, in the Walnut Grove Church section, Marietta, S. C., and having according to aplat of survey made by T. Craig Keith, Reg. No. 1712, L. S., dated 2/1/81, the following metes & bounds, to-wit:

BEGINNING at an I.P. at an existing dirt road, as shown on said plat and running along line of said road, N. 39-15 W. 81.6 ft. to an I.P.; thence still along line of said road, N. 44-30 W. 119.4 ft. to an I.P. at corner of James H. Pritchett property; thence along said Pritchett property N. 51-03 E. 321.6 ft. to a corner I.P.; thence along the line of property of Dannie Pritchett S. 42-14 E. 202.9 ft. to corner I.P.; thence along the line of a 20 ft. easement S. 51-36 W. 221.3 ft. to a corner I.P. at said existing dirt road, being point of beginning. Containing 1.0 ac., more or less.

The above described property is subject to a 20 ft. easement, as shown on the above mentioned plat, for ingress and egress to an existing dirt road and also is subject to such right-of-ways or easements as may have been previously given.

The within described property is a portion of that property conveyed to James H. & Margie E. Pritchett on Aug. 6, 1963 by deed of Reba Mae Sloan, and being recorded in the RMC Office for Greenville County on the 19th day of August, 1963 in Book 730 at Page 231. Also, this is the same property conveyed to Tony E. Pritchett by James H. & Margie E. Pritchett on the 23rd day of April, 1981 and recorded in RMC Office for Greenville County in Book 1146 at Page 952, on April 27th, 1981.

Upon the payment of twelve (12) monthly payments in the amount of \$111.00 each plus any late payments charges to the Bank of Travelers Rest on a note of even date signed by the Mortagor and Mortgagee this mortgage and note shall considered as paid in full. All payments are to be made by Tony E. Pritchett.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
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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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