GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA COUNTY OF Greenville \ MAR 14 12 22 PM 1968 MORTGAGE OF REAL ESTATE

OLUL THE THE ACTO ALL WHOM THESE PRESENTS MAY CONCERN: 1. M.C.

I. J. H. Morgan WHEREAS,

Real Estate Investment, Inc. (hereinafter referred to as Mortgagor) is well and truly indebted un to

(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

Thirteen Thousand Six Hundred on or before September 7, 1969 Dollars (\$ 13,600.00) due and payable

with interest thereon from date at the rate of

per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to er 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 gramed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-

"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, in Chick Springs Township, containing 13.95 acres, located on the State Park Road anc having, according to plat made by H. S. Brockman, Surveyor, November 5, 1951, the following metes and bounds, to-wit:

Beginning at a point on the north side of State Park Road, and running thence S. 25-15 E. 72 feet; thence S. 6 E. 90 feet; thence S. 25-30 E. 293 feet; thence N. 80 W. 20 feet; thence S. 27-15 W. 110.7 feet; thence S. 10-30 E. 39.1 feet; thence S. 27-15 W. 22.8 feet; thence S. 14-40 E. 52.6 feet; thence N. 32-47 E. 14.6 feet; thence S. 10-30 E. 776 feet to an iron pin; thence N. 33-05 E. 1423 feet to an iron pin; thence N. 76 W. 302 feet; thence N. 70-36 W. 64 feet; thence N. 83 W. 100 feet; thence N. 75 W. 100 feet; thence N. 72-20 W. 100 feet; thence N. 67-05 W. 147.5 feet to the point oc beginning.

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The mortgagee agrees to release from the lien of the within mortgage any portion of the within described tract of land upon payment to mortgagee at the rate of \$1200.00 per acre.

The mortgagor reserves the right to anticipate payment of the principal amount or any part of the unpaid balance at any time.

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 on 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 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 tawfully claiming the same or any part thereof.