in full on 5-19-71

with interest thereon from date at the rate of five per centum per annum, to be paid: at maturity

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

ALL that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, containing 2.45 acres more or less, according to a survey and plat made by J.C. Hill, Surveyer, on January 11, 1958.

BEGINNING in the center of Talley Bridge Road and running thence No 52-15W 250-8 ft. to an iron pin; thence running N. 61-30 E. 134.6 ft. to an iron pin; thence running N. 26-30 E. 162.2 ft. to an iron pin; thence running S. 58-W. 252.7 ft. to an iron pin; thence running N. 1-W. 348.2 ft to an iron pin; thence running S. 53-45 W. 259.5 ft to the beginning corner in Talley Bridge Road. This is a portion of the land conveyed to the granto by Lucille Armstrong Morgan and Rufus M. Morgan, deed dated December 21, 1946, recorded in Book 304, page 182 R.M.C. office, Greenville County, S.C.

Together with all and singular rights, members, hereditaments, 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 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 lawfully claiming the same or any part thereof.