STATE OF SOUTH CARPLINES () 3 30 PH 72 COUNTY OF GREENVILLE ZABETH RIDDLE

MORTGAGE OF REAL ESTATE

L WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GERALD D. HARRIS-

(hereinafter referred to as Mortgagor) is well and truly indebted un to H. H. McQUBBN and BOYD L. McQUEEN

(hereinafter, referred to as Mortgages) 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 Sixty Pive and 26/100---

in equal monthly installments of Fifty and no/100 (\$50.00) bollars, which amount includes interest at the rate of seven (7%) per cent per year, applied first to interest and the balance to principal, beginning January 15, 1973, and on the first day of each month thereoffers the first day of each month thereafter until fully paid, with the right reserved to prepay any part or all of the balance at anytime without penalty.

· WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages for such further sums as may be advanced to 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 Mortgagos at any time for advances made to or for his account by the Morigagee, and also in consideration of the further sum of Three (Spliars (\$3.00) to the Morigagos to hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whoreof is hereby acknowledged, has granied, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagde, 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, Saluda Township, and being shown on Plat of property of Charles H. Johnson, survey made by Terry T. Dill, C. E., December 2, 1950 and recorded in the R. M. C. Office for Greenville-County in Plat Book VV at Page 75, and being more particularly described in a deedfrom Aileen S. Brock; et al, to the grantor herein, recorded in the R. M. C. Office for Greenville County in Deed Volume 474, at Page 381, as follows:

BEGINNING It a bolt in abutment of Old Talley's Bridge; thence S 66-30 W 290 feet to a white oak tree on north side of Talley's Bridge Road; thence S-28-30 E 403 feet to an iron pin on corner of Jesse B. Talley's land; thence N 44-15 E 1590 feet along Jesse B: Talley's land to Iron pin; thence S 71-15 W 251 feet along Gilbert land to Iron pin; thence N 49-45 E 1535 feet along Ailéen S. Brock land to iron pin on bank of North Saluda River; thence down the course of said River \$44 feet to the point of heginning, and said tract contains 8.7 acres, more or less.

This is a purchase money mortgage and is junior to the mortgage executed by the mortgage to J. H. Johnson, recorded in the R. M. C. Office for said county, in Mortgage Book 1129, Page 369.

Together with all and singular rights, members, harditaments, and appurtaments 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 attacked, 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 hairs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully selzed of the premises hereinabove described in ter 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 lions and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgagor and all persons whomsoever tawfully claiming the same or any part thereof.