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GREENVILLE CO. S. C.

BOOK 1277 PAGE 142

Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF PICKENS GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Max D. Garner and Rebecca D. Garner

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto PICKENS SAVINGS & LOAN ASSOCIATION, Pickens, S. C. (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 FOURTEEN THOUSAND AND No/100.....

DOLLARS (\$ 14,000.00), with interest thereon from date at the rate of seven & one-half (7 1/2%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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 Pickens, Greenville, located near Marietta and being shown and designated as Lots 14 and 15 on plat of C. F. Webb, R. L. S., dated January 23, 1971, and recorded in Plat Book 41 at page 77, in the office of the Clerk of Court for Greenville County, South Carolina. The lots herein conveyed also comprise seventy (70) feet of Lot 6B and all of Lots 7B and 8 B as the same are shown by plat of Dalton & Neves, dated May, 1952, and revised by Terry T. Dill in March, 1961, and recorded and filed for record in the office of Register of Mesne Conveyance for Greenville County on January 29, 1971, in Book 907 at page 470. The lots herein conveyed form a unitary tract described by the aforesaid plats as follows: BEGINNING at a point on the East side of fifty (50) foot street at the intersection of two (2) fifty (50) foot streets and running thence along the North line of fifty (50) foot street North 54-20 East 150 feet; thence South 35- 40 East 271.5 feet to iron pin; thence along the North line of Lot 9B as shown on the aforesaid plat of Dalton & Neves dated May, 1952, South 54-20 West 175 feet; thence along fifty (50) foot street North 35-40 West 246.5 feet; thence along the curve of intersecting fifty (50) foot streets following a traverse line North 9-20 East 35 feet to iron pin. The northeast corner of the unitary tract herein conveyed is located on a fifty (50) foot street South 54-20 West 200 feet from the right of way of Geer highway. This being the identical lots of land conveyed to Max D. Garner and Rebecca D. Garner by M. L. Jarrard by deed dated April 17, 1973, and to be recorded simultaneously herewith in the RMC office of Greenville County."