

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE DOBIE S. TANKERSLEY R.M.C. MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, F. D. STEADING

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. L. FORD

(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

-----FOUR THOUSAND FIVE HUNDRED AND NO/100THS-----Dollars (\$ 4,500.00 ) due and payable

in forty eight (48) monthly payments of \$107.76 per month with the first payment due and payable on or before October 1, 1973, and payment of \$107.76 first day of each consecutive month thereafter until paid in full, first applied to interest and then to principal,

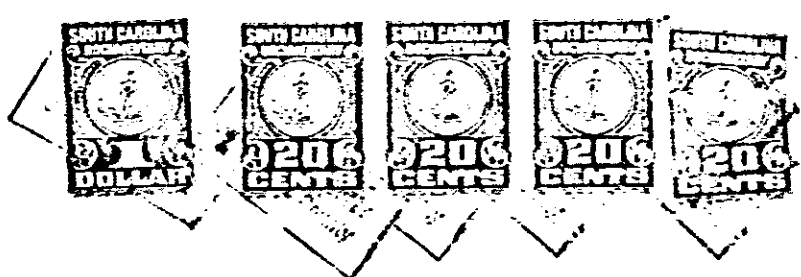
with interest thereon from date at the rate of seven (7) per centum per annum, to be paid: monthly

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, Butler Township, about one mile north from Cross Roads Baptist Church, and being a part of the same land conveyed to me by deed from L. W. Ford, deed recorded in the Office of the RMC for Greenville County in Deed Book 235 at page 112, and having the following courses and distances, to-wit:

BEGINNING on an old iron pin, the northwest corner of F. D. Steading land, and runs thence with the common line of my property and Milas Ford S. 17-00 W. 612.5 feet to an iron pin, Milas Ford corner; thence S. 86-24 E. 258 feet to an old stone corner; thence a new line N. 24-36 E. 657 feet to an old iron pin corner; thence with the southern line of F. D. Steading property, N. 89-17 W. 350 feet to the beginning corner, containing Four and Eighteen One-hundredths (4.18) Acres, more or less.



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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