MORTGAGE OF REAL ESTATE

GREENVILLE.CO. S. C. Sec 1 1 33 M '73

FILED

William B. Long, Jr. Manay St., Greenville, S.C. 1306 East Washington Street

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DONNIE S. TANKENORIGAGE OF REAL ESTATE BOOK 1297 PAGE 197

R.H.C. ALL WHOM THESE PRESENTS MAY CONCLEN

WHEREAS, We, C. Blake Morgan and Carolyn H. Morgan

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company, Greenville, 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 Seven Thousand, Eight Hundred and No/100----------Dollars (\$ 7,800,00) due and payable

on the 7th day of June, 1974.

by way of discount

with interest thereon was paid in advance therest thereon was paid in advance thereon was the paid in advance to the paid in a dvance to the paid in the paid in a dvance to t

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, on the southeastern side of Indian Spring Drive and being a part of Lot No. 37 and a part of Lot No. 38, according to a plat of Section 2, Lake Forest Heights, and being more particularly described on a plat entitled "Property of Ramona S. Plaxco", said plat being dated September 23, 1965, by J. C. Hill, R. L. S., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Indian Spring Drive at the joint front corner of Lot Nos. 38 and 39 and running thence with the line of Lot No. 39, S. 47-13 E. 115.8 feet to an iron pin; thence S. 17-07 W. 93.4 feet to an iron pin; thence a new line N. 72-30 W. 30.9 feet to an iron pin; thence a new line N. 66-50 W. 126.7 feet to a stake in the joint line of Lot Nos. 37 and 38; thence N. 66-50 W. 40.3 feet to a point on the southeastern side of Indian Spring Drive; thence with the southeastern side of Indian Spring Drive N. 35-39 E. 67 feet to a point; thence continuing with Indian Spring Drive N. 41-16 E. 75 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Franklin L. Wood and Barbara J. Wood, of even date to be recorded herewith.

Second Mortgage



Together with all and singular rights, members, heredituments, 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 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 heireinabove 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.