GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, C.W. BARR

(hereinafter referred to as Mortgagor) is well and truly indebted unto NELL H. BROSSIER

Dollars (\$ 12,000.00) due and payable

ninety days from date, without interest,

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, described as follows:

BEGINNING at a point in the center of Gap Creek on line of property of Nancy Bailey Gilbert (formerly Johnson property) and running thence No. 45-30 W. 382 feet to an iron pin on shoulder of Gap Creek Road; thence down Gap Creek Road S. 59-58 W. 164 feet to an iron pin; thence No. 16-12 W. 328 feet to an iron pin in a Dogwood stump; thence No. 29-30 E. 196.4 feet to an iron pin; thence S. 42-05 E. 241.3 feet to an iron pin; thence S. 55-35 E. 165.5 feet to an iron pin on the southern side of Gap Creek Road; thence S. 45-30 E. 376.7 feet to a point in the center of Gap Creek; thence down the meanders of Gap Creek, 200 feet, more or less, to a point in the center of Gap Creek, the point of beginning.

SUBJECT, however, to that easement and driveway encroachment reserved by Anita L. Bell in her deed dated 21 June 1968 and recorded in the RMC Office for Greenville County in Deed Book 847 at Page 881.

SUBJECT also to that certain easement reserved by Leonard Stuart Hendrix and Eddie Lee Hendrix in their deed dated 3 August 1975, recorded in the RMC Office for Greenville County in Deed Book 1026 at Page 881.

This is the same property as was conveyed in three separate tracts to J.F. Brossier and Nell H. Brossier by deed recorded in the RMC Office for Greenville County in Deed Book 962, Page 1, and to Nell H. Brossier in Deed Book 1045, page 209; Nell H. Brossier having inherited the interest of J.F. Brossier, as shown in the records of the Probate Court, Apartment 1417, File 4; Being the same premises this day conveyed by Nell H. Brossier to C.W. Barr by her deed recorded in the RMC Office for Greenville County in Deed Book 1055 at Page 120.

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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