

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

WOOD

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Rockie Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards and Hazel D. Edwards d/b/a Edwards and Edwards

(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 Three Thousand and no/100

Dollars (\$ 3,000.00) due and payable

in 72 equal installments of \$52.60 per month beginning 30 days from date.

with interest thereon from date at the rate of 8% 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, Glassy Mountain Township, as shown on plat made for Crowlie Pitman by W. N. Willis Engineers, April 30, 1969 from field survey made by S. D. Atkins, showing courses and distances as follows:

BEGINNING on an iron pin near center of Pitman Road at H. Pitman line, and running with center of road N. 65-35 W. 125 feet to a pin; thence 76-30 W. 175 feet to a nail in road; thence N. 74-30 E. 161.6 feet (passing an iron pin at 38 feet from nail in road); thence N. 67-50 E. 118 feet; thence S. 6-10 E. 180 feet to the beginning (passing an old iron pin at 26 feet from pin in road) containing .5 acres, more or less.

Beginning on a nail near the center of Pittman Road about one mile from S. C. Highway N. 14 and about one mile from S. C. Highway No. 116 at the corner of lot now owned by Rockey Howard and running N. 43-15 E. 358 feet to an old iron pin at Harvey Pittman and McClure corner; thence with Harvey Pittman line S. 6-10 E. 173 feet to corner of lot now owned by Rockey Howard; thence with Howard line S. 67-50 W. 118 feet to an iron pin; thence S. 74-30 W. 161.6 feet to the beginning. Six tenths (0.6) of an acre on plat made by S. D. Atkins, July 30, 1973.

DERIVATION: See deeds of Crowlie Pittman recorded in Deed Book 984, page 652 on September 25, 1973 and Deed Book 869 at page 195 on June 3, 1969.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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