STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Jul 4 33 P!! 17 MORTGAGE OF REAL ESTATE BORNIE S. TANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT D. LOWE

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. B. RUNION

(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

) due and payable

\$100.00 per month, 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, designated as Tract No. 1 of property of C. E. Rurion by Kermit T. Gould on March 10, 1973, fronting on Fews Chapel Road and Pennington Road andhaving according to said plat the following metes and bounds, to-wit:

BEGINNING in Fews Chapel Road at the intersection of said Road and Pennington Road and running thence with Fews Chapel Road, N. 83-0 W. 274.92 feet; thence continuing N. 85-3 W. 100 feet to Beaver Dam Creek; thence along the center line of Beaver Dam Creek, the chords of which are, N. 9-56 E. 93.46 feet; thence N. 41-49 B. 175 feet; thence N. 37-10 E. 282.2 fee; thence N. 35-53 E. 118.8 feet; ı hence N. 23-45 E. 209.7 feet; thence N. 37-56 B. 125.7 feet to the rear corner of Tracts Nos. 1 and 2; thence with the joint line of said tracts, N. 58-11 E. 600.06 feet to the center line of Pennington Road; thence along said Road, S. 47-49 W. 679 feet; thence continuing S. 42435 W. 137 feet to the beginning corner.

This is a purchase money mortgage.

A This is the same property conveyed from Maurice Henson to the Grantor herein by deed recorded July 17, 1968, in the R.M.C. Office for Greenville County, South Carolina in Deed Book 848 at Page 501

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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.