STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE

10 32 11 You all whom these presents may concern:

DONNIE S. TANKERSLEY R.M.C.

WHEREAS, Emma G. Edens

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Sydney Klein

(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

One Thousand, Seven Hundred Fifty & 00/100 - --- Dollars (\$ 1,750.00) due and payable

According to Note of even date

with interest thereon from date Nov. 1, 1977 the rate of six (6%) per centum per annum, to be paid:

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, beginning at a stake on the southeasterly margin of Zet Court, said stake being located at the common corner of Lots Nos. 8 and 9, running thence in a southeasterly direction 50.4 ft. to a stake, thence in a northeasterly direction 139.3 ft. to a stake, runs thence in a northwesterly direction 75.6 ft. to a stake in the margin of aforesaid road, thence runs along said road in a southwesterly direction 140.3 ft. to the beginning point, being the western most portion of Lot no. 8 on plat of the property of Zet Smith, known as Smith Heights, prepared by C. O. Addle, Surveyor dated April 1953 recorded in Plat Book BB, Page 147. Being the same property conveyed to Richard Edens and wife Emma Grace Edens by deed of Ira Hunt and Joseph Hunt dated Aug. 26, 1961, and recorded in Deed Book 682, page 397 in the R.M. C. Office for Greenville County, South Carolina, less however, an easement for ingress and egress of an access road approximately 12 ft. in width as set out in Deed Vol. 882, at Page 212 and Deed Vol. 673 at Page 624.

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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 unmorized 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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