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FILED GREENVILLE CO. S. C.

BOOK 1426 PAGE 453

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 20 4 59 PM '79
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, CLYDE MILFORD BAILEY AND REBECCA D. BAILEY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. K. ROUSE AND PANNELLO P. ROUSE

(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 FIVE HUNDRED & NO/100- - - - - Dollars (\$3,500.00---) due and payable

March 17, 1979,

with interest thereon from March 17, 1978 at the rate of 8 1/2% per centum per annum, to be paid: one year in advance.

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, in Cleveland Township, being known as Tract 4A as shown on a plat of T. Craig Keith, registered land surveyor, dated 2-23-74, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Gap Creek Road, joint corner with Tract 5, and running thence with the line of Tract 5, N. 31-15 W. 710 feet to an iron pin; thence N. 55-30 E. 205 feet to an iron pin; thence S. 46 E. 118 feet to an iron pin; thence S. 42-30 E. 300 feet to an iron pin; thence S. 15-30 E. 336 feet to a point in the center of Gap Creek Road, thence down the center of Gap Creek Road S. 59 W. 205 feet to a point in the center of Gap Creek Road, the point of beginning, and containing 3.8 acres, more or less. This being the Tract 4A deeded to me September 26, 1974, as recorded in Greenville County RMC Office in Book 1007 of Deeds, page 321, by deed of Mary Frances Bailey Myers.

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STATE OF SOUTH CAROLINA
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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.

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