ADDRESS: Rt & Manual Law & 19.90

MORTGAGE - INDIVIDUAL TORUM PIERARD & MITCHELL, P.A., GREENVILLE, S. C.

: 1438 m: 784

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Thomas B. Eison

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lola Elizabeth B. Wood

(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

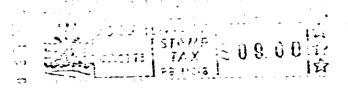
WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 scaling 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 tract of land, situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, on the southern side of Mush Creek Road, contianing 29.85 acres, and having according to a plat prepared by Terry T. Dill, Reg. C.E. & L.S., July 14, 1978, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Mush Creek Road at the corner of property of Garvin C. and Mary M. Sellers and running thence along the line of the Sellers property, passing an old iron pin on the southern edge of Mush Creek Road at 35 feet, S. 42-46 E. 1078 feet to a stone and iron pin, old corner; thence continuing along the line of the Sellers property S. 41-34 E. 1153 feet to an iron pin, old corner, on the line of E. L. Moore; thence along the line of the Moore property N. 81-44 W. 775 feet to a new iron pin; thence along the line of other property belonging to the mortgagee N. 55-20 W. 1755 feet to a point in the center line of Mush Creek Road, which point is witnessed by an iron pin 45 feet back on line; thence running along the center line of Mush Creek Road N. 57-45 E. 200 feet to a point; thence continuing along the center line of Mush Creek Road N. 54-24 E. 250 feet to a point; thence continuing along the center line of Mush Creek Road N. 54-24 E. 250 feet to a point; thence continuing along the center line of Mush Creek Road N. 54-24 E. 250 feet to a point; thence continuing along the center line of Mush Creek Road N. 49-19 E. 450 feet to the beginning corner.

The above property is the same property conveyed to Thomas B. Eison by deed of Lola Elizabeth B. Wood of even date to be recorded herewith.



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 bereinabove 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 berein. 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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