

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S. C.  
SEP 11 10 32 AM '79  
DONALD E. HANFERSLEY  
R.H.C.

Real Estate Mortgage

BOOK 1130 PAGE 591

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 10th day of September, 1979, by Fred L. Childers

hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Seven Thousand One Hundred Twenty-Five and No/100 (\$ 7,125.00 ) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of One Hundred Four and 29/100----- (\$ 104.29 ) Dollars each, the first instalment being due October 15, 1979, and the remaining instalments are due on the 15th day of each month thereafter.

NOW KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL my right, title and interest, being a one-half undivided interest, in and to that piece, parcel or tract of land, with the buildings and improvements thereon situate, containing 13.2 acres, more or less, lying and being situate in Bates Township, County of Greenville, State of South Carolina, and having, according to plat entitled "Map Showing Property Owned by Slater Manufacturing Co., Slater, S. C." made by Pickell & Pickell, Engineers, Greenville, S. C., April 4, 1951, and more recent survey of property of Guy A. and Ethel M. Poore, prepared by Terry T. Dill, Reg. C. E. and L. S. No. 104, on November 30, 1972, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a creek, joint corner of property of Billy Ledford (or formerly) and Guy A. Poore and thence crossing dirt road, N. 63-30 E. 774 feet to an iron pin; thence S. 25-16 E. 541.5 feet to an oak 3x; thence S. 22-56 E. 360 feet to an iron pin; thence S. 83-54 W. 366 feet to an iron pin in a pine; thence N. 32-56 W. 192 feet to Triple Oaks 3x; thence recrossing said dirt road S. 56-28 W. 305 feet to a pine; thence S. 87-28 W. 286 feet to an iron pin in said creek; thence along the center of the creek as the line, the traverse line of which is N. 22-51 E. 210 feet to an iron pin; thence further along the center line of said creek, the traverse line of which is N. 22-00 W. 370 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Mortgagor herein and Gale B. Childers by deed of Guy A. Poore dated January 2, 1974, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 992, at Page 458; the said Gale B. Childers conveyed all her right, title and interest, the same being a one-half undivided interest to Fred L. Childers by deed dated April 27, 1979, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1101, at Page 374.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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