MORTGAGE OF REAL ESTATE-Prepared by MALKINS, Attorneys at Law, Greenville, S. C. 2001 1517 PAGE 74

STATE OF SOUTH CAROLINA SEP \$2 3 43 AH '80 DONNIE SEANCERSLE'

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

WHEREAS, I, FRED L. CHILDERS,

(hereinaster referred to as Mortgagor) is well and truly indebted unto GALE B. CHILDERS,

(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 FIFTEEN THOUSAND and no/100------

in the amount of Ten Thousand and no/100 (\$10,000.00) on June 15, 1979, and One Thousand and no/100 (\$1,000.00) Dollars, plus interest on the balance, to be paid on April 23, 1980, and One Thousand and no/100 (\$1,000.00) Dollars plus interest due on April 23 of each year thereafter until paid in full, with interest on Five Thousand and no/100 (\$5,000.00) Dollars from the trace of 13% per annum.

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:

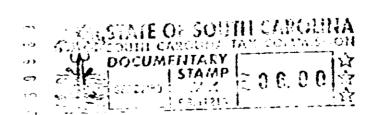
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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's heirs, 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, Bates Township, containing 13.2 acres, more or less, 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 now or formerly of Billy Ledford 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; 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; 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 of which is N. 22-51 E. 210 feet to an iron pin; thence further along the center line of said creek, the traverse 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 and mortgagee herein by Guy A. Poore by deed dated January 2, 1974 and recorded January 18, 1974 in deed volume 992 at page 458 in the RMC Office for Greenville County, S.C.

Gale B. Childers 28 Dover Drive Taylors, S. C.



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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 is 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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