MORTGAGE OF REAL ESTATE-Offices of WILEIAMSD& HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE
38 M 1840 ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Joseph T. Moon and Margaret Ann Moon

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in corporated herein by reference, in the sum of

Eighty-Eight Thousand and No/100

Doilars (\$ 88,000.00) due and payable as provided for in the promissory note of even date herewith

and interest thereon from date

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at the rate of ten (10%) per centum per annum, to be paid:

as provided for in the promissory note of even date herewith.

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 Mortgagoe 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:

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ALL that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, at the northwest corner of the intersection of Douglass and Ridge Drives, near the City of Greenville, being shown as Lots 22, 23, 24, 25 and 26, on a plat of the COUNTRY CLUB ESTATES, made by Dalton & Neves, Engineers, dated October, 1926, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G, at Pages 190 and 191, reference to which is hereby craved for metes and bounds and description thereof.

The within property is conveyed subject to all easements, rights of way, restrictive covenants and zoning ordinances, recorded or unrecorded.

The within property is the identical property conveyed to the Mortgagors herein by deed of Kathryn Rhodes Holland, of even date herewith and which said deed is being recorded simultaneously with the recording of this instrument.

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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