403 Gettigen A.

COUNTY OF GREENVELLE NVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

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APR 22 3:39 PH 183 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James E. May.

(hereinsfier referred to as Mortgagor) is well and truly indebted un to Julius B. Aiken, Harold W. Aiken, and Hattie Mae H. Aiken,

within ninety (90) days from the date hereof or on or before July 15, 1983, with interest thereon from date at the rate of ten (10%) percent, per annum, to be computed and paid quarterly, with interest after maturity at the rate of thirteen (13%) percent.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to er 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 Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, percel 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, Greenville Township (now Town of City View), on the northern side of Bramlett Road (formerly known as the New Cut Road), being shown as Lot "A" on plat entitled "Property of Mrs. Willie C. Williams", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, at Page 268B, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Bramlett Road, 54 feet west of YMCA Street, at the joint front corner of property now or formerly of J. H. Oneal, and running thence with said Road, S. 84-02 W. 53 feet to a point, joint front corner of Lots "A" and "B"; thence with the common line of said lots, N. 00-20 E. 134.9 feet to a point, joint rear corner of Lots "A" and "B"; thence, S. 89-53 E. 52.7 feet to a point, joint rear corner of Lot "A" and property now or formerly of J. H. Oneal; thence with the common line of said lots, S. 00-20 W. 129.6 feet to a point on the northern side of Bramlett Road, the point of beginning.

ALSO: 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, Greenville Township (now Town of City View), on the northern side of Bramlett Road (formerly known as the New Cuty Road), being shown as Lot "B" on plat entitled "Property of Mrs. Willie C. Williams", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, at Page 268B, and having the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots "A" and "B", which point is 107 feet west of YMCA Street, and running thence with said Road, S. 84-02 W. 52.9 feet to a point, joint front corner of Lot "B" and property now or formerly of J. H. Oneal; thence with the common line of said property, N. 4-43 W. 141.3 feet to a point, joint rear corner of Lot "B" and property now or formerly of J.H. Oneal; thence, S. 89-53 E. 65.1 feet to a point, joint rear corner of Lots "A" and "B"; thence with the common line of said lots, S. 00-20 W. 13W.9 feet to a point on the northern side of Bramlett Road, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Julius B. Waiken, Harold W. Aiken, and Hattie Mae H. Aiken, dated April 15, 1983, and recorded simultanteously herewith in Deed Book 1186, at Page 874, and Book 1186, was \$76.

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 thereform, 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.

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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