MORTGAGE OF REAL ESTATE 1551 433 67 STATE OF SOUTH CAROLINA SCREENVILLE CO. S.C. COUNTY OF Greenville FILED TO ALL WHOM THESE PRESENTS MAY CONCERN WHEREAS, Waco F. CHILDERSTANKERSLEY
R.H.C.

thereinafter referred to as Mortgagor) is well and truly indebted unto Desmine B. Luthi

(hereinaster 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

As Provided in Promissory Note Executed Simultaneously Herewith.

as provided in promissory note

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, burgained, 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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southerly side of Potomac Avenue in the City of Greenville, being known and designated as Lot Number 228, Pleasant Valley Subdivision, as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Bock "P", page 93, and having, according to said plat, the following metes and bounds, to-wit:

THE PARTY OF THE

CONTROL WATERWAY

BEGINNING at an iron pin on the Southerly side of Potomac Avenue, joint front corner Lots Nos. 227 and 228, which iron pin is 240 feet in an Easterly direction from an iron pin in the Southeast intersection of Potomac Avenue and Panama Avenue, and running thence S. 0-08 E. 160 feet to an iron pin, joint rear corner Lots Nos. 227, 228, 275 and 276; thence N. 89-52 E. 60 feet to an iron pin, joint rear corner Lots Nos. 228, 229, 274 and 275; thence N. 0-08 W. 160 feet to an iron pin on the Southerly side of Potomac Avenue, joint front corner Lots 228 and 229; thence along the Southerly side of Potomac Avenue S. 89-52 W. 60 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the Mortgagor herein by deed dated February 18, 1970 and recorded in the RMC Office for Oreenville County in Deed Book 884 page 572 on Pebruary 20, 1970.

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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 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 Mortgagoe, its heirs, successors and assigns, forever.

The Modgagor covenants that it is lawfully seized of the premises heireinabove described in fee simple a volute, that it has good right and is Pawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided therein. 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 lawfuliv claiming the same or any part thereof.

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GREENVILLE OFFICE SUPPLY CO. INC.