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74 race 578
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA

                 WHEREAS, Walter G. Anderson and Carol Ann Anderson
   (hereinafter re Ford to as Mortgagor) is well and truly indebted unto the Estate of J. Ed. Hart
  (herein after referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
  comparated herein by reference in the sum of FIFTY-NINE THOUSAND and NO/100 -----
                                                                                                                                                                                                                    Dollars ($ 59,000.00 ) due and payable
one year from date, with the right to anticipate in full or in part without penalty the determinant or satisfied to beauty, or ly endow of the testile with interest thereon from date of the right tent of ten per centum per annum, to be paid monthly.
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WHEREAS, the Mortgagor may herealtent Red e indulted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, incurance premiums, public assessments, repairs, or for any other purposes:

at the rate of ten

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any office and further sums for which the Montagate may be indebted to the Montagate at any time for advances made to or for his accept the Montagate, and also in consideration of the further sum of Three Dollars \$30.00 to the Montagate in hand well and truly paid by Montagate at any before the scaling and delivery of these presents, the receipt whereof is hereby accomounted, has granted, bargained, and released, and by these presents does grant, burgain, self and release unto the Mortgagee, its successors and assignst

"ALL that certain piece, parted or let of lard, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, and City of Greenville, known as part of Lots 4, 5, and 6 on a plat of Harcourt, recorded in the RMC Office for Greenville County in Plat Book F at Page 284, and, according to a plat dated May 5, 1980 made by James Ralph Freeland, Registered Land Surveyor B having the following metes and bounds, to wit: ထ m

BEGINNING at an iron pin on Harcourt, joint front corner of Lots 4 and 5, and running thence with the curve of Harcourt, the chord of which is N. 1-41 W. 65 feet to an iron pin; thence N. 41-10 E. 176.6 feet to an iron pin; thence N. 4-19 E. 78.3 feet to an iron pin on the edge of Spartanburg Road; thence along the edge of Spartanburg Road, S. 84-08 E. 346.8 feet to an iron pin on the edge of North Church Street; thence with North Church Street, S. 27-39 W. 32.2 feet to a point; thence still with North Church Street, S. 47-44 W. 381.3 feet to an iron pin; thence still with North Church Street, S. 48-04 W. 22.8 feet to an iron pin; thence N. 53-51 W. 52.3 feet to an iron pin; thence N. 75-13 W. 112.7 feet to an iron pin on the edge of Harcourt, the point of beginning, and containing 1.91 acres, more or less.

This conveyance is subject to all restrictions, rights-of-way and easements of record or observable from an inspection of the premises.

This property was this day conveyed to the Grantors by Martha F. Stroud, as Executor of the Estate of J. Ed. Hart, by her deed recorded in the RMC Office for Greenville County in Deed Book //27 at page 452.

The property is a portion of the residue of the Estate of J. Ed. Hart, disposed of by his will dated August 21, 1972, of record in the Probate Court for Greenville County in Apartment 1314, File 20. J. Ed. Hart acquired the property from Ellen W. Hart by her deed dated July 28, 1966, and recorded in the RMC Office for Greenville County in Deed Book 896 at Page 133 on August 13, 1970. Ellen W. Hart likewise devised the property to J. Ed. Hart by Item V of her will, of record in the Probate Court for Greenville County in Apartment 1222, File 20. The Presbyterian Home for Children, Talladega, Alabama, by deed dated and recorded in the RMC Office for Greenville County this day, has quitclaimed to the Mortgagors all its right, title and interest in portions of Lot 4 and

Together with all and simplify members, horefitiments, and appropriate to the same believing in any way incident or appertaining and all of the rests, using, and provis which may arise or be had thereform, and in hid og all hearing of inline, and legiting fixtures now or hireafty arached, connected, or fitted trevels in any marron it being the intention of the parties hereto that all fixtures and openment, other than the coupl household furniture, he considered a part of the real estate.

TO HAVE AND TO HOUD, all and singular the said premises rato the Michanges, its being successors and awigns, forever,

The Mortgager covernments that it is had ally seared of the premises because one described in fee simple absolute, that it has good right and is last. By a thousand to soll, a covery or enounce the same, and that the promises are free and clear of all hers and encounterances except as provided become The Mortgager forther covers us to warrunt and forever foliate all and singular the suit premises in to the Mortgager threver, from and against the Mortgager and all possible whomspeer last only obscuring the sure or any part thereof.