

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

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

BOOK 990 PAGE 335

WHEREAS, LANG LIGON & COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. S. LIGON

(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

-----FIVE THOUSAND AND NO/100-----Dollars (\$5,000.00)-----→ due and payable

on demand, with the right to anticipate payment at any time,

with interest thereon from date at the rate of five (5%) per centum per annum, to be paid: annually

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, 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, located on the northeast side of Congaree Road, and being the remaining portions of Lot Nos. 3 and 4 lying on the southwest side of U. S. Highway No. 1-385, as shown on a plat of Property of Alethea F. Pate, recorded in Plat Book L, at Page 85, and having according to said plat the following courses and distances, to wit:

BEGINNING at an iron pin in the center of Congaree Road, at the joint front corner of Lot Nos. 2 and 3, and running thence N. 45-00 E. 344 feet, more or less, to the right-of-way line of U. S. Highway 1-385; thence along said right-of-way line in a southeastern direction 200 feet, more or less, to a point on the line between Lot Nos. 4 and 5; thence along said line S. 45-00 W. 344 feet, more or less, to a point in the center of Congaree Road, at the joint front corner of Lot Nos. 4 and 5; thence along the center of said road as the line N. 46-30 W. 200 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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 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 Mortgagee, its heirs, successors and assigns, forever.

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