

COUNTY OF GREENVILLE LILLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM F. REEVES AND FAY G. REEVES

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK ULMER LUMBER COMPANY, INC.

(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 Six Thousand Four Hundred Sixty-Six and 16/100-----
Dollars (\$ 6,466.16) due and payable

on, or before ninety (90) days from date hereof

with interest thereon from date at the rate of Eight (8) per centum per annum, to be paid: quarterly

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, situate at the southern corner of the intersection of Robin Hood Road and Don Drive shown as Lot 85-A on plat entitled "Property of John E. Galloway and Josie M. Galloway," dated May 31, 1965, prepared by Carolina Engineering & Surveying Company, recorded in the RMC Office for Greenville County in Plat Book III at Page 154, and being all of Lot 85 and a portion of Lot 86 as shown on plat of Sherwood Forest, recorded in Plat Book BB at Pages 30 and 31, and being further described as follows:

BEGINNING at an iron pin on the southeastern side of Don Drive at the corner of Lots Nos. 84 and 85-A and running thence along Lot No. 84, S. 32-19 E. 167 feet to an iron pin at corner of Lots 84 and 85-A; thence S. 60-01 W. 20 feet to an iron pin in rear line of Lot 89; thence with new line through Lot 89, S. 39-43 W. 20 feet to an iron pin in the joint rear corner of Lots 85-A and 86-A; thence with line of Lot 86-A, N. 75-15 W. 154.8 feet to an iron pin on the eastern side of Robin Hood Road; thence with line of said road, N. 8-05 E. 40.9 feet to an iron pin; thence with curve of Don Drive, N. 32-00 E. 64 feet to an iron pin; thence N. 57-41 E. 60 feet to 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.