

MORTGAGE OF REAL ESTATE prepared by EDWARDS & McPHERSON, Attorneys at Law
GREENVILLE, CO. S. Greenville, S. C. - Greer, S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ozell Howard and Aurevia Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards and Hazel D. Edwards, d/b/a Edwards & Edwards

(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

Seven Thousand One Hundred----- Dollars (\$7,100.00) due and payable

at the rate of \$100.38 per month, beginning 30 days from date and each month thereafter for 96 months.

With interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

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, Glassy Mountain Township, known as Oak Grove School property, being in two tracts described as follows:

TRACT NO. 1: BEGINNING on a stone in middle of public road leading from T.M. Ballew's Mill to Landrum, South Carolina, running with said road 17 rods to a stone near Northeast to the road leading to Alex Prewitt's home; thence about south with said road 14 rods to a stone, thence about southwest 10 rods to a stone near the fence; thence about northwest 10 rods to the beginning corner, containing one acre more or less.

TRACT NO. 2: Adjoining the above described tract, beginning at a stake on the northeast corner of the above described tract and running 166 feet to a stake at corner of the land of Prewitt; thence in a southeasterly direction along the line of Prewitt's land 248 1/2 feet to a stake; thence in a northeast direction 264 feet to a corner of the above described lot; thence in a northeast direction along the line of above lot 166 feet to the beginning corner.

The above described land is all of the same conveyed to C. R. Pittman by deed recorded in R.M.C. Office for Greenville County in Book 472 at page 267.

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.