BOOK 1185 PAGE 127

OF REAL ESTATE

PRESENTS MAY CONCERN:

[redacted] and Betty S. White

[redacted] J. C. Fortner or Clara B. Fortner

[redacted] promissory note of even date herewith, the terms of which are

[redacted] Six Thousand and no/100---------- Dollars ($ 6,000.00) due and payable

[redacted] on the 1st day of each succeeding month until

paid in full; the payments to be applied first to interest and then to principal, with interest from October 1, 1971, to be computed and paid semi-annually,

[redacted]

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:

[redacted] and

[redacted]

ALL that lot of land with buildings and improvements thereon situate on the southwest side of White Horse Road, near the City of Greenville, in Gantt Township, Greenville County, South Carolina, being shown as Lot 28-B on a plat of Addition to Pecan Terrace, made by Piedmont Engineering Service, June 11, 1954, recorded in the R. M. C. Office for Greenville County, South Carolina in plat Book FF page 194, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of White Horse Road, at the joint front corner of Lots 28-A and 28-B and running thence along the line of Lot 28-A S. 51-20 W. 140 feet to an iron pin; thence N. 38-40 W. 55 feet to an iron pin; thence N. 87-11 W. 231 feet to an iron pin; thence N. 51-20 E. 157.3 feet to an iron pin on the southwest side of White Horse Road; thence along the southwest side of White Horse Road S. 38-40 E. 70 feet to the beginning corner.

This is the same property conveyed to the mortgagors by Ray Ellis by deed recorded in the R. M. C. Office for Greenville County on the 18th day of April, 1969 in Deed Book 866, at page 28.

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.