

THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS QUENTIN O. BADE, JR. AND NASH J. BALL

hereinafter referred to as Mortgagor, is well and truly indebted unto MADGE L. TRIBBLE

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

Two Thousand Seven Hundred Eighty-five and 77/100 Dollars (\$ 2,785.77) due and payable

\$103.44 on the 10th day of January, 1972 and \$103.44 on the 10th day of each month thereafter until paid in full, payments to be applied first to interest and then to principal, with full prepayment privileges in borrower with interest thereon from date at the rate of 6 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, situate on Terrain Drive near the Fork Shoals Road, shown as Lot 26 upon an unrecorded plat entitled Section 1, Fairway Acres, dated October 24, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Terrain Drive 734.3 feet from the intersection of Terrain Drive and Fork Shoals Road and running thence S. 30-37 E. 350.8 feet; thence N. 43-45 E. 135 feet to the joint rear corner of Lots 25 and 26; thence N. 28-00 W. 325.5 feet to a point on Terrain Drive, joint front corner of Lots 25 and 26, thence along Terrain Drive S. 55-55 W. 145 feet to the beginning point.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.