

GREENVILLE, S.C.

APR 20 9 52 AM '72

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

W. E. FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, James W. Melton and Ann B. Melton

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. F. Reeves

(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 **Three Thousand and 00/100** Dollars (\$ 3,000.00) due and payable

Four (4) months from date,

with interest thereon from date at the rate of **7-1/2** per centum per annum, to be paid: at maturity.

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, shown as 6.77 Acres on a Plat entitled "Property of B. F. Reeves" by C. O. Riddle, dated December 7, 1971, which plat is recorded in the R.M.C. Office for Greenville County in Blat Book 48, Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of White Pine Drive and running thence along the Southern side of said Drive, S. 62-22 E., 612.5 ft. to an iron pin; thence with the curve of said Road, the chord of which is S. 17-22 E., 35.35 ft. to an iron pin; thence S. 27-38 W., 375 ft. to an iron pin; thence along the rear of lots designated as lots 5 and 6, N. 62-22 W., 300 ft. to an iron pin; thence along the rear line of lot 7, N. 73-50 W., 332.4 ft. to an iron pin; thence along the branch as the line the following courses and distances: N. 21-36 E., 81.55 ft. to an iron pin; N. 2-35 E., 197.4 ft. to an iron pin and N. 31-14 W., 128.7 ft. to an iron pin; thence along other property of the said B. F. Reeves, N. 81-23 E., 236.4 ft. to an iron pin on the Southwestern side of White Pine Drive, at the point of beginning.

This is the same property conveyed to the mortgagors by deed of B. F. Reeves, to be recorded of even date herewith.

Together with all and singular rights, members, herditaments, 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.

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