STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

GREENVILLEIGO'S O

July . 1 11 39 AT 177

WHEREAS, Preston C. Temple and Christine S. Temple

(hereinafter referred to as Mortgagor) is well and truly indebted unto Minnie P. Temple

on demand without interest

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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 Mortgagoe at any time for advances, made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, and being on the northwesterly side of S. C. Highway 14, near the City of Greenville, containing approximately two and one-quarter (2 1/4) acres, and having the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in the center of the right of way S. C. Highway 14, which nail and bottle cap is located N. 35-20 E. 230 feet from the corner of property owned by James P. Dempsey and running thence along the center line of S. C. Highway 14 N. 35-20 E. 200 feet to a nail and bottle cap; thence N. 68-17 W. 488.8 feet to an iron pin; thence S. 1-15 E. 200 feet to an iron pin; thence S. 66-40 E. 363.58 feet to center of said highway, the point of beginning.

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 thereform, 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 tawfully claiming the same or any part thereof.