

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 8 3 30 PM '72

ELIZABETH RIDDLE
R.M.C.

WHEREAS, We, Thomas M. Howard, Jr., and Leona M. Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vera C. Duff

(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 Eight Thousand, Five Hundred and No/100-

Dollars (\$ 8,500.00) due and payable

as follows: \$1,214.28 on August 30, 1973; \$1,214.28 on August 30, 1974; \$1,214.28 on August 30, 1975; \$1,214.28 on August 30, 1976; \$1,214.28 on August 30, 1977; \$1,214.28 on August 30, 1978; and \$1,214.32 on August 30, 1979.

with interest thereon from date at the rate of seven per centum per annum, to be paid:

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 as is more fully shown on a survey for Thomas M. Howard, Jr., according to a plat thereof prepared by Carolina Surveying Company dated August 26, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of S. C. Highway 186 at the intersection of Carswell Avenue and running thence with the southern side of Carswell Avenue, S. 59-04 E. 450.4 feet to an iron pin; running thence N. 46-25 W. 39.5 feet to an iron pin at the corner of property of Baker; running thence along the line of Baker, S. 22-30 E. 134.7 feet to an iron pin; running thence S. 50-30 W. 177.1 feet to an iron pin; running thence S. 22-50 E. 140 feet to an iron pin at the corner of a proposed street; and running thence N. 50-30 E. 225.1 feet to an iron pin; thence continuing N. 50-30 E. 100 feet to an iron pin; running thence S. 22-50 E. 185.8 feet to an iron pin in the line of Mullinax; running thence with the line of Mullinax, S. 50-30 E. 100 feet to an iron pin; running thence S. 10-21 W. 414.7 feet to an iron pin; running thence N. 56-32 W. 749.2 feet to an iron pin on the eastern side of S. C. Highway 186; running thence along the eastern side of S. C. Highway 186, the following courses and distances: N. 3-02 E. 383.1 feet; N. 7-51 E. 100 feet; N. 17-41 E. 117.3 feet to the point of beginning.

LESS, HOWEVER: All that certain piece, parcel or lot of land as is more fully shown on the aforesaid plat identified as Lot No. 8, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a proposed street and running thence S. 22-50 E. 185.8 feet to an iron pin in the line of property of Mullinax and running thence with the line of Mullinax, S. 50-30 W. 100 feet to an iron pin; running thence N. 22-50 W. 185.8 feet to an iron pin on the southeastern side of said proposed street; running thence with the southeastern side of said proposed street, N. 50-30 E. 100 feet to the point of beginning.

It is understood that the mortgagor may develop the aforesaid property and therefore, the mortgagee agrees to release from the lien of the within mortgaged lots for the release price of \$1,500.00 per lot and payment and/or payments shall be applied to the annual installments. Said lots shall not be less than 1/2 acre in size, nor more than 1 acre in size.

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.

Jan. 1857
 Carswell Ave.
 P. E. M.
 B. J. 1857
 Room 222