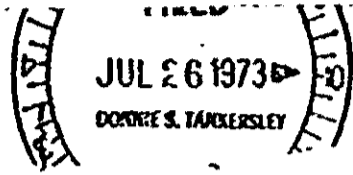


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

BOOK 1285 PAGE 723

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Homer H. Portwood and Brenda F. Portwood

(hereinafter referred to as Mortgagor) is well and truly indebted unto Horace King and Anvil Lee P. King

(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 Five Hundred and 00/100 Dollars (\$ 3,500.00 ) due and payable

Forty-Five (\$45.57) and 57/100 Dollars each and every month beginning August 25th, 1973 and a like amount for a total of One Hundred and Eight (108) months.

with interest thereon from date at the rate of 8% 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, on the northern side of Wilbanks Street, near the City of Greenville, known and designated as Lot No. 3, property of Central Realty Corporation, according to plat thereof made by Pickell and Pickell, March 28, 1947, recorded in the R.M.C. Office for Greenville County in Plat Book Q at Page 147, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin 123 feet from the northwestern intersection of Owens Street and Wilbanks Street; thence running with Wilbanks Street, South 79-45 West 62 feet to an iron pin, thence North 10-15 West, 150 feet to an iron pin, thence North 79-45 East, 62 feet to an iron pin; thence South 10-15 East, 150 feet to the point of BEGINNING." Being the same property conveyed to the grantor by deed recorded in Deed Book 759, at Page 66.

This mortgage is given to secure a portion of the purchase price paid by the mortgagors to the mortgagees for the conveyance of the property by deed of even date.



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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

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