

GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Gladys A. Shipes

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. E. Caldwell

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

In annual payments of \$700.00 (Seven Hundred) and no/100 until paid in full, from date hereof

with interest thereon from October 26th., at the rate of 8 per centum per annum, to be paid: 1973

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, in O'Neal Township lying on the south of McElhaney Road about 1/4 mile east from Double Springs church and contains one and 86/100 acres, excluding lot owned by Mary H. Dill and Road Right-of-way, having the following metes and bounds:

BEGINNING at nail in center of McElhaney Road at Ed Revis land and lot of Mary H. Dill and running thence with road S. 68-45E. 275 feet to culvert on branch; thence along meanders of branch S. 31-48 E. 203 feet to rock at bend of branch; thence S. 20-42 E. 54 feet to shoal; thence continuing S. 20-42E. 100 feet to iron pin on bank of Clear Creek; thence up with meanders of Clear Creek S. 84-00 W. 273 feet to iron pin at mouth of water way; thence S. 28-00 W. 156 feet to iron pin on Ed Revis line; thence N. 15-00 W. 163 feet to iron pipe in Holly Tree Stump, about 25 feet north of Clear Creek; thence n. 4-00, 428 feet over iron pin on bank of McElhaney Road to beginning corner.

All that certain piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, having the following metes and bounds, to wit:

BEGINNING at iron pin on the south side of the McElhaney (Frog Level) Road, and running thence S. 1 Degree W. 395 feet to a holly tree; thence S. 10 1/2 degrees E. 25 feet to an iron pin in bed of stream; thence down stream a distance of about 118 feet to a point, cross mark on rock in bed of stream; thence N. 1 degree W. 368 feet to an iron pin in middle of private drive on bank of McElhaney Road; thence N. 25 degrees W. 100 feet to the beginning corner, and containing one acre, more or less.

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 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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