MORTGAGE OF REAL ESTATE-Offices of heating specific Walled, Tood & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DONNIE S.TANKERSLEY R.H.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles W. Fawver and Carolyn Jo Fawver

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. Y. Stribling, III

(bereinafter 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

Twenty One Thousand and no/100-----

Dollars (\$ 21,000.00 ) due and payable

On January 30, 1974.

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 scaling 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's heirs, 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 Northeast side of Longwood Drive,

designated as Lot 5 on a plat of property of S. P. Phillips Estate, prepared by C. E. Jones, C. E., dated April, 1964, recorded in the RMC Office for Greenville County in Plat Book FFF at page 151, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northeast side of Longwood Drive at the joint front corner of Lots 5 and 6, and running thence along the joint line of said lots, N. 59-05 E. 169.6 feet to an iron pin at joint rear corner of Lots 5, 6, 1 and 2; thence along the rear line of Lot 2, S. 30-55 E. 100 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence with the joint line of said lots, S. 59-05 W. 169.6 feet to an iron pin on the Northeast side of Longwood Drive; thence with the Northeast side of said street, N. 30-55 W. 100 feet to the point of beginning.

Being the same property conveyed to Mortgagors by Mortgagee by deed of even date to be recorded herewith.



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 fintures 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 is 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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