

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
MORTGAGE OF REAL ESTATE

BOOK 1446 PAGE 728

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ruby D. Roach

(hereinafter referred to as Mortgagor) is well and truly indebted unto Arthur Roach

(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 eight hundred and eight and seventeen one hundredths-----Dollars (\$3,880.17) due and payable twenty-five dollars (\$25.00) per month commencing on November 10, 1978, and on or before the tenth day of each month thereafter until paid in full

with interest thereon from date at the rate of 6 (six) per centum per annum, to be paid: as part of said monthly payment.

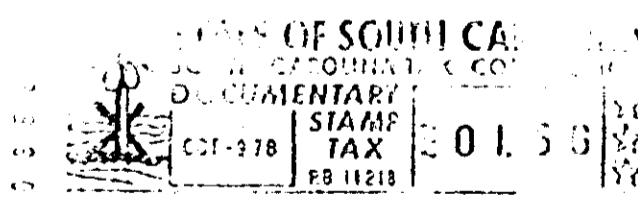
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Northeastern side of Monaview Street, being known and designated as Lot No. 68 as shown on a plat entitled "Monaghan Subdivision, Section Two", made by Piedmont Engineering Service, Greenville, S. C., May, 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 151, and having according to said plat and according to a more recent plat prepared by Piedmont Engineering Service, dated July 31, 1958, entitled "Property of Ralph King and Belle S. King" the following metes and bounds: Beginning at an iron pin on the Northeastern side of Monaview Street at the joint front corner of Lots Nos. 67 and 68 and running thence with the line of Lot No. 67 N. 38-30 E. 160 feet to an iron pin; thence with the rear lines of Lots Nos. 86 and 85 S. 51-30 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 68 and 69; thence with the line of Lot No. 69 S. 38-30 W. 160 feet to an iron pin on the Northeastern side of Monaview Street, thence with the Northeastern side of Monaview Street, N. 51-30 W. 100 feet to the point of beginning.

The mortgagor acquired the subject property by deed from Secretary of Housing and Urban Development dated February 3, 1966, recorded in Deed Book 792 at page 225 on February 18, 1966, and by deed of Arthur Roach dated October 9, 1978 to be recorded herewith.

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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 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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