W. Georgia Road Simpsonville, SC 2968.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLEN H.C. TANKERSLEY

MORTGAGE OF REAL ESTATE

800x1490 FAGE 178 TO ALL WHOM THESE PRESENTS MAY CONCERN:

SOUTHGATE INVESTORS, INC. WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly Indebted unto PEARL W. 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 TWO THOUSAND SIXTY AND NO/100------_____ Dollars \$2,060.00-1 due and payable

> in 56 monthly installments of \$45.00 with installment due on December 30th, 1979 and on the same date of each month thereafter until paid in full.

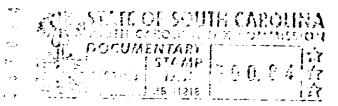
with interest thereon from date at the rate of NINE per centum per annum, to be paid MONTHLY

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 aforesain 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 Mortgages 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 as-

"ALL that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, in Woodisde Mills Village, being more particulary described as Lot # 112 as shown on plat entitled "A Subdivision of Woodside Mills, Simpsonville, South Carolina", dated February, 1953 and recorded in the RMC Office for Greenville County in Plat Book GG, Page 5 and having according to said plat, such metes and bounds, as appear thereon. Said lot also known as No. 30 Second Street and fronts thereon 81.2 feet.

This is the identical property conveyed to the mortgagor by deed of Virginia Barton to be recorded on even date herewith.



Together with all and singular rights, members, herditaments, and appurtegences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 pramises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinzbove 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 whomspever fawfully claiming the same or any part thereof.

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