

107 Dianne Ave., Simpsonville, SC 29681

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MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. BOOK 1565 PAGE 966

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JOHN W. WILKINS
R.M.C.

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

WHEREAS, Edwin L. Osborne and Mildred S. Osborne

(hereinafter referred to as Mortgagor) is well and truly indebted unto Keith M. Worthy

(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 -----

Ten Thousand and No/100----- Dollars (\$10,000.00) due and payable interest only annually for three (3) years, to ballon payment at the end of the three year period

with interest thereon from date at the rate of 13-7/8 per centum per annum, to be paid: annually

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, being known and designated on plat entitled "property of Floyd H. and Jewell W. Barbrey", dated March 6, 1971, prepared by C. F. Webb, RLS and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on S. C. Highway #417 and running thence N. 12-05 E. 103.3 feet to an old iron pin; thence N. 70-02 E., 241 feet to an old iron pin; thence N. 43-39 E., 286 feet to an old iron pin; thence S. 46-30 E., 239 feet to an old nail in the road to Clear Springs Church, passing over old iron pin 30 feet back on line; thence with the center line of said road to Clear Springs Church, S. 43-30 W., 651.4 feet to an old iron pin in said road; thence with property of Mayfield N. 34-40 W., 299.4 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Keith M. Worthy and Suzanne M. Worthy of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 04.00

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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