

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, ELLA LEWIS J. LADSON AND WILLIE LADSON, JR.

WHEREAS, WE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto INSTITUTE OF ESSENTIAL HOUSING INC.

(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

SEVEN THOUSAND FOUR HUNDRED FORTY-SEVEN AND 20/100 Dollars (\$ 7,447.20) due and payable

in monthly installments of \$62.06 the initial installment to be paid on June-1st, 1961, and an equal sum each succeeding month until the total sum is paid.

with interest thereon from date at the rate of _____ 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 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, with the following metes, bounds

and measurements: All that piece, or lot of land in Austin Township, Greenville County, State of South Carolina, about six and one-half miles from Greenville County Court House and about one mile west of the Laurens Road being a small southwestern portion of that tract known and designated as Tract Number Six (No.6) of the property of Central Realty Corporation, and according to a plat thereof, in part, recorded in Plat Book "Y" at page 68 in R. M. C. office having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of County (Ridge) Road, which point is One Hundred feet south of the intersection of said Road with Laurel Creek Drive, and running thence S. 7-04 W 641.5 feet along eastern side of said County (Ridge) Road to point; thence S. 82-56 E. 100 feet to point; thence N.7-04 E. 64.5 feet along line of other property of Grantor to the point of beginning.

The above described property is a part of Tract No. 6 which was conveyed to Grantor herein by Central Realty Corporation by deed dated November 13, 1961, recorded in Vol. 445 at page 491 in R. M. C. office.

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.