

MORTGAGE OF REAL ESTATE -- Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. -- Greer, S. C.

BOOK 1194 PAGE 171

STATE OF SOUTH CAROLINA

COUNTY OF Greenville
and Anderson

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Roy W. Mosteller and Annie P. Mosteller,

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. P. Edwards, Trustee for
Bryson Edwards

(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

One Thousand Nine Hundred and no/100----- Dollars (\$1,900.00) due and payable
at the rate of \$46.39 per month, beginning thirty days from date and each
month thereafter for 48 months,

with interest thereon from date at the rate of 8% 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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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 NW side of Berry Mill Road,
near O'Neal in O'Neal Township, County & State aforesaid, and being known
as lots nos. 1 & 2 of the J. A. Bennefield property as shown on plat
prepared by J. Q. Burce, Surveyor, dated May 8, 1949, and which plat will
be recorded forthwith in the R.M.C. Office for said County, and having
the following courses and distances, to wit:

BEGINNING in the center of said road at junction with a ten foot alley or
street, and running thence with said street N. 52-45 W. 207 feet to a stake
at joint corner of lots 1 & 11 as shown on said plat; thence N. 50-00 E.
155 feet to a stake at the joint corner of lots nos. 2, 3, 10 & 11 as shown
on said plat; thence with the joint property line of said lots Nos. 2 & 3,
S. 62-08 E. 230 feet to the center of the Berry Mill Road; thence with
said road, S. 50-00 W. 141.5 feet and S. 60-30 W. 55 feet to the beginning
Corner. This being the same property which was conveyed to the mortgagors
by deed dated March 3, 1962, and recorded in the R.M.C. Office for said
County in Deed Book 693 at page 440.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in
Anderson County, State of South Carolina, shown and designated as Lot
No. 47 on a plat of Oak Shores prepared by Carolina Engineering and
Surveying Company, said plat being recorded in the R.M.C. Office for
Anderson County in Plat Book 65 at page 61.

This conveyance is made subject to restrictions and easements of record
in the R.M.C. Office for Anderson County, South Carolina.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.