

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

W. S. STANNERSLEY
R.M.C.

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

WHEREAS, Robert Earl Langston and Judy Barton Langston

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cheryl Boland Higgs

(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

Twelve Thousand and No/100----- Dollars (\$ 12,000.00) due and payable in monthly installments of One Hundred-Twenty and No/100 (\$120.00) each, commencing November 1, 1976 and continuing on the same day of each successive month thereafter until all principal and interest is paid in full, said payments including both principal and interest.

with interest thereon from November 1, 1976 at the rate of nine (9%) per centum per annum, ~~XXXXXX~~

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, the Mortgagee's heirs, successors and assigns:

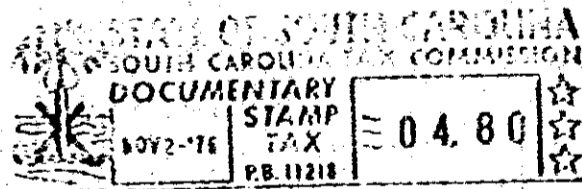
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township on the North side of East Georgia Road, adjoining lands now or formerly of W.T. Fowler and lands now or formerly of Joyce E. King, and described as follows:

BEGINNING at a point in the center of East Georgia Road and joint corner with, now or formerly, W.T. Fowler, and running thence along Fowler line N. 34-32 W. 370 feet to an iron pin; thence by a new line in a southwesterly direction 150 feet to an iron pin; thence in a southeasterly direction 120 feet to an iron pin; thence still in a southeasterly direction 250 feet to a point in center of said road; thence along the center of said road N. 50-33 E. 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagee by Deed of B.F. Reeves April 7, 1966, said Deed recorded in the R.M.C. Office for Greenville County, State of South Carolina in Deed Book 796 at Page 448, on April 19, 1966.

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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 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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