STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS,

GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

MAR 30 1 25 MALL WHOM THESE PRESENTS MAY CONCERN: DONNIE 3. TANKERSLEY

R.M.C.
HARRY P. MOATS AND LAURA S. MOATS,

(hereinafter referred to as Mortgagor) is well and truly Indebted un to J. E. SIRRINE COMPANY,

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 texes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid Sebt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, percel 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, in the Town of Simpsonville, being known and designated as Lot 774 of Westwood, Section VI, and according to a plat entitled "Westwood Sec. VI" (Sheet No. 1 of 2 sheets), recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X, at Page 100. Reference to said plat is hereby craved for the metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by deed of Artistic Builders, Inc., dated and recorded 6-3-76 in the RMC Office for Greenville County in Deed Book 1037, at Page 383.

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Together with all and singular rights, mambers, herditaments, and oppurtegances 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 premises unto the Mortgagee, its heirs, successors and assigns, forever.

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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 Mortgagor forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

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