FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorney's at Eaw, Greenville, Breenville, Breenvil

DONNIE S. TAHKERSLEY R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

Y TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES W. CHILDERS, III

and TONI C. CHILDERS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TERRY BATY CULBERTSON

(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 Five Hundred and no/100------

DOLLARS (\$ 12,500,00),

with/interest thereon 所述出版版版版版版版版版版版版版版版版版版版版版版版版版版版版 to be repaid:

on or before August 10, 1977.

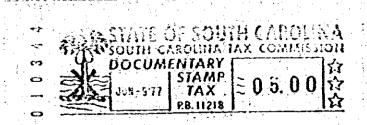
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, known and designated as Lot No. 171 as shown on a plat entitled Chanticleer, Section V, made by Webb Surveying and Mapping Company, dated July 1970 and recorded in the R. M. C. Office for Greenville County in Plat Book "4F" at Pæ e 41; and having, according to said plat, the following metes and bounds, towit:

BEGINNING at an iron pin on the east side of Garden Trail at the joint front corners of Lots 171 and 172, and running thence S. 35-56 E. 174.7 feet to an iron pin; thence N. 54-28 E. 130 feet to an iron pin; thence N. 35-27 W. 180 feet to an iron pin on the right-of-way of Garden Trail; thence along the right-of-way of Garden Trail; thence along the right-of-way of Garden Trail S. 46-43 W. 50 feet to the point of beginning.

Derivation: Deed of Terry Baty Culbertson to the Mortgagors herein recorded June 9, 1977 in Deed Book 105% at Page 214.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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