

WHEREAS we, Kenneth J. Hulsey and Coleen Hulsey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lawton Buck Fleming

(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 Thirteen Thousand Five Hundred

Dollars (\$ 13,500.00) due and payable

One Hundred Twenty-one and 35/100 (\$121.35) on the 1st day of May, 1972, and a like amount on the 1st day of each month thereafter until paid in full, said payment to be applied first to interest and the balance to principal and the last payment to be due on or before fifteen years (15) from date

with interest thereon from date at the rate of seven(7)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 and known and designated as Lot Number 5 as shown on a plat of Property of Ethel Y. Perry, prepared by W. J. Riddle, Surveyor, November, 1947, and recorded in the RMC Office for Greenville County in Plat Book R at page 127, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Perry Road at the joint front corner of the instant lot and Lot #6, which point is 60 feet Southwest of the intersection of Berkely Avenue and running thence along Perry Road, S. 43-00 W. 60 feet to an iron pin; thence N. 47-00 W. 131 feet to an iron pin; thence N. 43-00 E. 60 feet to an iron pin; thence S. 47-00 E. 131 feet to the beginning corner.

Being the same premises conveyed to the mortgagors this date by the mortgagee.

Together with all and singular rights, members, herditaments, 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.