

REGULATION NO. 22  
COMPLIED WITH

FILED  
GREENVILLE CO. S. C.

JAN 31 10 16 AM '73

BOOK 1265 PAGE 345

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Lonnie K. Wilkinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane

(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 **forty-four hundred and eighty-six and 68/100**

----- Dollars (\$ 4,486.68 ) due and payable  
at the rate of \$65.00 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due February 17, 1973, and the remaining payments to be due on the 17th day of each and every month thereafter until paid in full.

With interest thereon from this date at the rate of eight 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 in Gantt Township, being a portion of Lots Nos. 6 and 7 of Unit One of subdivision known as Pinecrest Farms as shown on plat of same recorded in the R. M. C. Office for Greenville County in Plat Book J at page 47, and having the following metes and bounds:

BEGINNING at iron pin at the joint corner of Lots Nos. 6 and 5 on Pinecrest Drive, and running thence S. 0-08 E. 140 feet to iron pin or point in the joint line of Lots Nos. 4 and 7; thence on a new line through Lot No. 7, S. 86-35 E. 65 feet to point; thence on a new line through Lots Nos 7 and 6, N. 0-58 W. 140 feet to point on Pinecrest Drive; thence with Pinecrest Drive, N. 86-35 W. 65 feet to the beginning corner.

This is a purchase money mortgage and the above described property is the same conveyed to the grantee by the grantor this date by deed to be recorded herewith.

Should any payment become due for a period in excess of 15 days the said mortgagee may collect a late charge not to exceed 5% of such past due payment.

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.