

REGULATION NO. 22
COMPLIED WITH

FILED
GREENVILLE CO. S. C.

BOOK 1265 PAGE 601

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 2 3 13 PM '73

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jack L. Suttles,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Shell Thackston

(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 Seven Thousand Seven Hundred Fifty and No/100----- Dollars (\$ 7,750.00) due and payable.

\$3,250 on January 15, 1974, and \$4,500 on January 15, 1975,

and one-half

with interest thereon from date at the rate of seven/ per centum per annum, to be paid: on respective due dates

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, near the Town of Fountain Inn, containing 22.5 acres in accordance with plat made for Jack L. Suttles by C. O. Riddle, R.L.S., dated January 18, 1973, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin 6.6 feet from the Northwest corner pin of Lot 18 in Golden Strip Subdivision, and running thence N. 66-40 W. 1665 feet to the center of creek with said point being 316 feet North of Speedway Drive, and running thence along the center of said creek, N. 26-28 E. 519.5 feet; N. 40-28 E. 268.2 feet; N. 19-08 E. 338 feet; thence S. 60-22 E. 210 feet from center of creek to iron pin; thence S. 32-20 W. 231 feet to iron pin; thence S. 43-10 E. 1371.5 feet to iron pin; thence S. 29-37 W. 277.2 feet to iron pin; thence S. 53-53 E. 182.2 feet to iron pin, being the point of beginning.

This is the same property conveyed to Mortgagor by Mortgagee by deed to be recorded of even date herewith.

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