

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
FEB 6 4 34 PM '73
DONNIE S. TARKERSLEY
R.H.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1256 PAGE 133

WHEREAS, Fred C. Paysinger and Margaret B. Paysinger

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harry S. Abrams

(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

Five Hundred-----Dollars (\$ 500.00) due and payable
as provided in the promissory note being executed herewith.

with interest thereon from date at the rate of --- per centum per annum, to be paid:

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, in Paris Mountain Township, on the west side of Black Berry Valley Road, and according to a plat by John C. Smith, Surveyor, dated September 11, 1967, said lot contains 1.67 acres, more or less and is more particularly described as follows, to-wit:

BEGINNING at a point in the center of Black Berry Valley Road at the southeast corner of the lot, running thence North 88-25 West 293 feet to an iron pin; thence North 1-20 East 179.6 feet to a persimmon; thence North 11-46 East 60 feet to an iron pin; thence North 65-27 East 71.1 feet to an iron pin; thence North 73-05 East 165 feet to a point in the center of the Road; thence along the center of the road as follows: South 1-55 East 130 feet to a point and South 14-25 East 200 feet to the point of beginning.

This property is bounded on the North and South by J.T. Shockley Estate; on the West by E.W. Pollard and on the East by the road and is a portion of the property described in Deed from Thomas Shockley to J. Thomas Shockley and Sarah Elizabeth Farr, dated December 1, 1909, recorded in Deed Book 5, at page 138. Sarah E. Farr conveyed to J. Thomas Shockley her one-half interest in the twenty six acres by Deed, dated February 21, 1921, by deed recorded in Deed Book 62 at page 255.

This mortgage is junior in rank to the mortgage recorded in the R.M.C. office for this County in Mortgage Book 1154, page 349.

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.