

REGULATION NO. 22
COMPLIED WITH

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

FEB 22 4 17 PM '73

BOOK 1287 PAGE 555

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, DONNIE B. FLEMING and JOYCE S. FLEMING,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ETHEL W. WALL

(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:

Three Thousand and no/100-----Dollars (\$3,000.00) due and payable in equal monthly installments of \$50.00 each, commencing on April 1, 1973, and a like installment on the first day of each month thereafter until fully paid, except the final payment if not sooner paid, shall be due and payable on March 1, 1978, plus interest on the unpaid balance at the rate ~~of 6 1/2~~ 6% per centum per annum, to be paid: on April 1, of each year, with the right to anticipate prepayment in whole or in part without penalty.

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 Chick Springs Township, lying and being on the North side of a National Highway, near Paris Station, as shown on a Plat thereof prepared by Campbell and Clarkson Surveyors, Inc., dated February 14, 1973, said Plat to be recorded herewith, and according to said Plat, having the following described metes and bounds:

BEGINNING at a point on the South side of Hale Court (formerly Hall Court) 128 feet from Mill Street, and running thence S 27-40 E 60 feet to an iron pin; thence S 67-07 W 182.4 feet to an iron pin; thence N 13-57 W 60 feet to an iron pin on Hale Court; thence along Hale Court N 67-01 E 168 feet to the point of beginning, and the said property being the same conveyed to the Mortgagor herein by deed dated February 22, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina.

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.