

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE: CO. S. C.
FEB 27 12 13 PM '73

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
CORRECTION
COURTESY, V. C. W.

DOMINE S. TANKERSLEY
ALEX C. Moorhead

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter W. Goldsmith and Wm. R. Timmons, Jr.

(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 Ten Thousand Five Hundred and no/100

Dollars (\$ 10,500.00) due and payable

in five (5) equal annual installments of Twenty-One Hundred (\$2,100.00) Dollars each commencing one (1) year from date and continuing on like day of each succeeding year until paid in full,

with interest thereon from date at the rate of seven (7) per centum per annum, to be paid: annually at the same time as and in addition to principal installments.

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, City of Greenville, on the southeastern side of Transit Drive, off Haywood Road, being known and designated as a portion of the unnumbered tract as shown on a plat of Airport Village Farms recorded in the RMC Office for Greenville County in Plat Book S at Page 161, and having according to a more recent plat prepared by Carolina Engineering and Surveying dated February 5, 1973, entitled Survey for Walter Goldsmith, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Transit Drive which iron pin is 1293.3', more or less, from the intersection of Transit Drive and Haywood Road and running thence along Transit Drive N.63-15E. 100' to an iron pin; thence S.26-45E. 200' to an iron pin on the line now or formerly of Green; thence with the line of Green, S.63-15W. 100' to an iron pin on the line of property now or formerly of Thompson; thence with the line of Thompson, N.26-45W. 200' to the point of beginning.

This is the identical property conveyed to mortgagor herein by deed of Walter W. Goldsmith and Wm. R. Timmons, Jr. dated February 23, 1973 and to be recorded herewith in the RMC Office for Greenville County and this mortgage is given to secure the unpaid balance due on the purchase price.

This mortgage is Junion in lien to that mortgage given by the mortgagor to First Federal Savings and Loan Association in the amount of \$27,000.00 which is to be recorded herewith in the RMC Office in Greenville County.

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.