

REGULATION NO. 22
CONNECTED WITH
COUNTY OF GREENVILLE

BOOK 1270 PAGE 763

FILED MORTGAGE OF REAL ESTATE
GREENVILLE, S. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 27 1 32 PM '73

DONNIE S. TANKERSLEY
R.I.C.

WHEREAS, LEROY CANNON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto HELEN G. CANNON,

(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

Two Hundred Thousand & No/100----- Dollars (\$200,000.00) due and payable without interest and only the principal payments of \$20,000.00 annually and payment beginning four (4) years from date which is to be January 1, 1976, and \$20,000.00 per year thereafter on said date until paid in full.

~~with interest thereon from date of the rate of xxxxxxxx~~

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, located on the eastern side of Laurens Road (U.S. Highway 276) and having according to a plat recorded in the R.M.C. Office in Plat Book LL, at Page 19, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Laurens Road (U.S. Highway 276) and running thence N. 71-22 E. 667.3 feet to an iron pin; thence with the line of property of Grace King Willis, the following metes and bounds, to-wit: N. 24-06 W. 127 feet to an iron pin; S. 71-22 W 363 feet to an iron pin; thence N. 24-06 W. 132.5 feet to an iron pin; thence S. 71-22 W. 130.1 feet to an iron pin; thence N. 24-06 W. 40 feet to an iron pin; thence S. 71-22 W. 174.3 feet to an iron pin on the eastern side of Laurens Road (U. S. Highway 276); thence with the eastern side of Laurens Road (U. S. Highway 276) S. 25-30 E. 40 feet to an iron pin; thence continuing with the eastern side of said road, S. 24-34 E. 132.5 feet to an iron pin; thence continuing with said road, S. 23-18 E. 126.8 feet to an iron pin, the beginning corner.

BEGINNING at an iron pin on the eastern side of Laurens Road (U. S. Highway 276) and running thence with the eastern side of said Laurens Road, N. 26-01 W. 148.8 feet to a stake on the eastern side of Laurens Road (U.S. Highway 276); thence continuing with the eastern side of said Laurens Road (U. S. Highway 276) N. 23-20 W. 28.7 feet to an iron pin; thence leaving said Laurens Road (U. S. Highway 276) and running thence N. 63-59 E. 855 feet to an iron pin; thence S. 28-34 E. 225 feet to an iron pin; thence N. 70-21 E. 401.6 feet to an iron pin; thence S. 28-34 E. 374.6 feet to an iron pin; thence S. 71-21 W. 256.4 feet to an iron pin; thence S. 71-22 W. 377.1 feet to an iron pin; thence N. 24-06 W. 127 feet along property of R. M. and Grace Willis to an iron pin; thence continuing with said Willis property, S. 71-22 W. 363 feet to an iron pin; thence continuing with said Willis property, N. 24-06 W. 132.5 feet to an iron pin; thence continuing with said Willis property, S. 71-22 W. 130.1 feet to an iron pin; thence continuing with said Willis property, N. 24-06 W. 40 feet to an iron pin; thence continuing with said Willis property S. 71-22 W. 174.3 feet to an iron pin on the eastern side of Laurens Road (U. S. Highway 276), the beginning corner, and containing 11.1 acres, more or less.

It is understood and agreed that this is a second mortgage.

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.