

REGISTRATION NO. 22
MORTGAGE OF REAL ESTATE
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GREENVILLE, CO. S. C.

BOOK 1270 PAGE 813

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OFFICES OF LEATHERWOOD, WALKER, TODD & MANN, ATTORNEYS AT LAW, GREENVILLE, S. C.

PURCHASE MONEY MORTGAGE
~~MORTGAGE OF REAL ESTATE~~

BONNIE S. TARRERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SHELTON J. RIMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM WEST WALKER AND OPAL GILLIAM WALKER

(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

Twenty-one Thousand and No/100 Dollars (\$ 21,000.00) due and payable

in equal successive annual installments in the amount of \$4,200.00 each, plus interest on the unpaid principal balance, the first installment to be due and payable April 1, 1974, and like installments due and payable on the first day of April in the years 1975, 1976, 1977 and 1978, with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: annually

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, South Carolina, near Gowansville, containing 46.11 acres, more or less, and being shown as Tract "C" on plat entitled "Property of Shelton J. Rimer, by Robert R. Spearman, Reg. L.S., dated March 1, 1973 and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 47, at Page 9; and having according to said plat, the following metes and bounds, to-wit:

·BEGINNING at an old iron pin in line of property of J. W. Harrison at the rear corner of Tract "A" and running thence S. 85-59 E. 1323.2 feet to an old iron pin; thence running with the joint lines of properties of Jack West and T. D. West, S. 02-33 W. 1516.7 feet to an old iron pin; thence running along the line of property of Tom West, S. 73-51 W. 537.5 feet to an old iron pin; thence N. 60-39 W. 395.3 feet to an old iron pin on the eastern side of a branch; thence along the northeastern bank of the branch as the property line, as follows: N. 36-27 W. 77.0 feet; N. 58-40 W. 220 feet; N. 65-40 W. 237.8 feet to a point at the rear of Tract "B"; thence with the rear line of Tracts "B" and "A", N. 00-21 E. 1301.6 feet to the beginning corner.

This is a portion of the property conveyed to me this date by deed of the Grantors, to be recorded herewith.

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.