

REGISTRATION NO. 22
COMPLIED WITH

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

BOOK 1271 PAGE 75

GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA } 23 3 52 PM MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY

To All Whom These Presents May Concern:

Whereas: RUSSELL J. WALLEN and RITA L. WALLEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto WADE H. SHEALY

(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 -----

-----ONE THOUSAND SIX HUNDRED FIFTY AND NO/100----- Dollars (\$ 1,650.00) due and payable

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, being located in Fairview Township, approximately 3 miles West of the Town of Fountain Inn, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Wilson Bridge Road at the joint corner of property, now or formerly, of Louis and Helen Thomason, being 704 feet from the intersection of Wilson Bridge Road and Keeley Ferry Road and running thence in a Northeasterly direction along Thomason line 264 feet to an iron pin; thence turning and running in an Easterly direction 334 feet to an iron pin; thence in a Southwesterly direction 400 feet to an iron pin in the center of Wilson Bridge Road; thence with the center line of Wilson Bridge Road in a Westerly direction 267 feet to the beginning corner.

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 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.