

APR 5 10 27 AM '73

BOOK 1271 PAGE 727

MORTGAGE OF REAL ESTATE—Offices of WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY  
R.H.C.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

WHEREAS, NO. 22  
REGULATED WITH  
(hereinafter referred to as Mortgagee)

Re, John H. Stepp and Mary Ann Stepp

is well and truly indebted unto JOHN ALLEN ELEAZER & JAMES BENJAMIN ELEAZER, 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

SIX THOUSAND ----- Dollars (\$ 6,000.00 ) due and payable \$118.80 on the first day of May, 1973 and a like amount on the first day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and balance to principal with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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, on the east side of Buncombe Road, and being a portion of John H. Trammell lands, and being Tract # 3 according to plat of W. J. Riddle, Surveyor, made in Nov. 1935 and having the following metes and bounds, to-wit:

Beginning at stake in the New Buncombe Road, at the corner of Tract # 2, which was conveyed to Grace B. Townsend, and running thence with the Townsend line N. 56-30 E. 1786 feet to stake; thence S. 63-30 E. 521 feet to stake at corner of Tract # 4; thence with line of Tract # 4, S. 60-30 W. 2000 ft to a stake in Buncombe Road; thence with Buncombe Road N. 34 W. 190 feet to branch which crosses said road; thence with said branch S. 59-30 W. 33 ft. to iron pin; thence with said road N. 41-20 W. 110 feet to beginning corner, containing 15.30 acres more or less.

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 whosoever lawfully claiming the same or any part thereof.