

C
GREENVILLE CO. S. C.

REGISTRATION NO. 22
STATE OF SOUTH CAROLINA
COMPLIED WITH
COUNTY OF GREENVILLE

5 3 22 PM '73

BOOK 1271 PAGE 735

THE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. Wayne Causey, Sr. and Betty M. Causey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grady W. and Mae S. Brown,

(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 Five Thousand and 00/100 -----

Dollars (\$ 5,000.00) due and payable

two (2) years from date,

* Mortgagor may prepay principal without penalty on the date or dates on which interest becomes due and payable. Prepayment prior to interest due date (which would be every six (6) months from date) would require payment of interest through the next due date of interest.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: semi-annually from date. *

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, near the Town of Simpsonville, on the Northern side of Martindale Drive, previously known as Douglas Drive, containing 1.50 Acres, more or less, and having, according to said Plat made by Campbell & Clarkson Surveyors, Inc., March 13, 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Martindale Drive, formerly Douglas Drive, said iron pin being located 452.55 ft. from Highway 14; thence N. 24-40 E., 428.3 ft. to an iron pin; thence N. 64-45 W., 152.9 ft. to an iron pin; thence S. 24-37 W., 427.4 ft. to an iron pin on the Northern side of Martindale Drive; thence along the edge of Martindale Drive, S. 65-23 E., 152.55 ft. to an iron pin being the point of beginning, and being the Western one-half portion of a three acre tract.

This is the same property conveyed to the mortgagor by deed of Grady W. and Mae S. Brown, to be recorded of even date herewith.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 18 PAGE 81

SATISFIED AND CANCELLED OF RECORD
3 DAY OF Aug. 1973
Hannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:49 O'CLOCK P. M. NO. 3748

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.