

FILED  
GREENVILLE, CO. S. C.

BOOK 1272 PAGE 593

APR 4 4 16 PM '73

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE  
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
COMPLIED WITH  
V. de

WHEREAS, Floyd S. Green

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kenneth T. Black & Julius B. Watson, 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 Seven Thousand Forty-Seven and 38/100-----

Dollars (\$7,047.38 ) due and payable

with interest thereon from date hereof at the rate of seven per centum per annum, to be paid: annually on or before March 21st, 1974.

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 City of Greenville, and being on the northern side of P & N Railroad and the western side of Badger Street, and also being a portion of the property shown on plat of Property of J. P. Stevens & Co., Inc., which plat is recorded in the R/H/C Office for Greenville County, S. C. in Plat Book LL, at page 121, and also shown on a plat prepared by R. K. Campbell, Engineer, January, 1962, as the property of W. A. and A. E. Vaughn, and having, according to the latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of the P & N Railroad Tract right-of-way and Badger Street, and running thence with the said right-of-way N. 86-43 W. 90 feet; thence continuing with the said right-of-way N. 82-38 W. 150.9 feet to a point on the line of the right-of-way of the Southern Railroad; thence with the said Railroad right-of-way N. 44-10 E. 252 feet to an iron pin in the rear lot line of Lot No.13 of a subdivision known as Valley Dale; running thence with the line of said lot S. 60-19 E. 78 feet to an iron pin; thence S. 1-19 W. 166.7 feet to an iron pin, the point of beginning.

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.