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MORTGAGE OF REAL ESTATE GREENVILLE CO, S. C.
Office of Hubert E. Nolin, Attorney at Law, Greenville, S. C.

BOOK 1272 PAGE 823

STATE OF SOUTH CAROLINA 17 4 42 PM '73
COUNTY OF GREENVILLE DO: THE S. TANKERSLEY
R.H.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANK C. PEARSON & M. DENNIS PEARSON,
(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN B. EMERY

(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 THOUSAND AND NO/100

Dollars (\$ 20,000.00) due and payable

\$205.68 per month with the first payment to be May 15, 1973,

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, in Highland Township, being shown on plat of Wm. Haden Bryant, recorded in Plat Book MM, at page 33, containing 17.6 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Few's Bridge Road at corner of property of A. L. Cannon and running thence N. 36-12 W. 586.9 feet to iron pin; thence N. 75-40 E. 207 feet to iron pin; thence N. 35-22 W. 700.6 feet to iron pin; thence S. 70-37 W. along property of T. Irving Forrester 163.3 feet to iron pin; thence S. 61-02 W. 675 feet to iron pin; thence S. 46-01 E. 1246.3 feet to a point in center of Few's Bridge Road; thence along center of said road N. 65-20 E. 232.3 feet to iron pin; thence N. 73-57 E. 196.5 feet to point of beginning.

The holder of the mortgage agrees that upon the payment of One Thousand and No/100 (\$1,000.00) Dollars, he will release any one acre in the above described property with the exception of the acre or more upon which the now house located on the premises is situate.

It is agreed that if the mortgagor desires the release of one acre, that he will have it surveyed at his cost and the description shall be by metes and bounds according to said survey.

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.