

REGISTRATION NO. 22
COMPLIED WITH
COUNTY OF Greenville
S.C.

BOOK 1274 PAGE 665

FILED
GREENVILLE, CO. MORTGAGE OF REAL ESTATE

MAY 7 11 1971 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, we, John F. McQueen and Susan R. McQueen

(hereinafter referred to as Mortgagor) is well and truly indebted unto June McCuen Moseley, Charles Manley McCuen and William Ted McCuen

(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-TWO THOUSAND AND NO/100 - - - - - Dollars (\$ 22,000.00) due and payable

PAYABLE: \$169.81 per month for a period of twenty five years from date; at which time the mortgage becomes payable in full, the first payment to commence one month from date, with each payment applied first to interest and balance to principal,

with interest thereon from date at the rate of 8% 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 Northwest side of West Tallulah Drive near the City of Greenville, known and designated as Lot No. 15 on a plat of property of Estate of D. W. Cochrane and Minnie P. Cochrane made by Dalton & Neves, Engineers, and having, according to said plat which is of record in the RMC Office for Greenville County in Plat Book I, at pages 92 and 93, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of West Tallulah Drive, joint corner of Lots 14 and 15; and running thence with the Northwest side of West Tallulah Drive S. 55-50 W. 70 feet to an iron pin, joint corner of Lots 15 and 16; thence with the line of Lot No. 15 N. 34-10 W. 161.5 feet to an iron pin; thence N. 46-27 E. 70.94 feet to an iron pin, joint rear corner of Lots 14 and 15; thence with the line of Lot No. 14 S. 34-10 E. 173.1 feet to an iron pin on Northwest side of West Tallulah Drive, the beginning corner.

Together with all and singular rights, members, herditaments, 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.