

REGULATION NO. 22
COMPASSIONATE MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
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DOHNIE S. TANNERSLEY
R.H.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, Thomas H. Freeman, Adelene L. Freeman and James M. Bagwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. Brooks Holtzclaw, Jr. and Winnie H. Hellams

(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

Thirty-two Thousand Four Hundred and 00/100 - - - - - Dollars (\$ 32,400.00) due and payable in annual installments of \$4,050.00 each, with the first payment due on or before the 16th day of May, 1974, and in like payments thereafter until paid in full.

with interest thereon from _____ date at the rate of six (6) per centum per annum, to be paid: yearly

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 _____

ALL that piece, parcel or tract of land situate in Grove Township in the County of Greenville, State of South Carolina, consisting of 21.20 acres, more or less, shown on the Greenville County Tax Maps on Sheet 602.1, Block 1, Tract 2, and more particularly described as follows:

BEGINNING at an iron pin in the center of a road leading from the Augusta Road (Highway 25 South) to the old A. B. Holtzclaw house and running thence N 76-30 W 168.5 feet to an iron pin; thence N 5-30 W 315.5 feet to a poplar; thence N 35 E 242.6 feet to the center of said road; thence along the center of said road S 45-54 E 393.8 feet to a point; thence N 19-31 E 356.7 feet to a point; thence S 77-15 E 928.4 feet to an iron pin; thence S 2-30 E 663 feet to a stone; thence S 14-30 E 138.5 feet to 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 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 Mortgagee 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.