

MORTGAGE OF REAL ESTATE  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1278 PAGE 413

MAY 21 12 29 PM '73 MORTGAGE OF REAL ESTATE

DOHNIE S. TANKERSON  
R.M.C.

REGULATION  
COMPLIED WITH

WHEREAS, BOBBY HULSEY:

(hereinafter referred to as Mortgagor) is well and truly indebted unto V. R. ROSS AND EFFIE TILSON ROSS

(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 Three Thousand Seven Hundred Seventy and No/100-----

-----Dollars (\$ 3,770.00 ) due and payable

\$76.00 per month commencing June 15, 1973 and \$76.00 on the 15th day of each and every month thereafter until paid in full.

three-fourths (73/4%)

with interest thereon from date at the rate of Seven & 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 Chick Springs Township, being shown and designated as Lots 16 and 17, as will appear by a Plat in the RMC Office for Greenville County in Plat Book F, at Page 199, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin located at the southeast corner of the intersection of Pine Street and Buncombe Street; thence running along Buncombe Street, N. 77 E. 111 feet to an iron pin, joint front corner Lots 17 and 18; thence with the common line of Lot 18, S. 13 E. 150 feet to an iron pin; thence S. 76-45 W. 111 feet to an iron pin on the east side of Pine Street; thence with Pine Street, N. 13 W. 150 feet to the beginning corner.

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.