

REGULATION NO. 22
COMPLIANT WITH SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. FILED GREENVILLE CO. S. C.

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MAY 22 11 39 AM 1973 MORTGAGE OF REAL ESTATE

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DONNIE S. TANKERSLEY
R.M.C. DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, ROY A. SCOTT, Individually and AUTO ELECTRIC COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLAUDE D. LINDSAY

(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 SIXTEEN THOUSAND ONE HUNDRED AND NO/100 ----- Dollars (\$ 16,100.00) due and payable

As per the terms provided in the Note of even date.

with interest thereon from date at the rate of Six per centum per annum, to be paid: Semi-annually

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

ALL that piece, parcel or lot of land in Greenville Township, State of South Carolina in what is known as Park Place; a revised plat of which is on record in the RMC Office for Greenville County in Plat Book "A", at Page 119; said lot being known and designated as Lot No. 9 on said revised plat in Block "C".

BEGINNING at an iron pin at joint front corner of Lots 9 and 8 on First Avenue (Now New Buncombe Road) and running thence along said First Avenue, North 0-17 East 50 feet to an iron pin, joint front corner of Lots 9 and 10; running thence along line of Lot 10, North 89-45 East 150 feet to an Alley; running thence along said alley, South 0-17 West 50 feet to an iron pin; running thence South 89-45 West 150 feet to an iron pin on First Avenue (now New Buncombe Road), 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 if 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.