

REGULATION NO. 22
COMPLIED WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1281 PAGE 195

JUN 11 10 12 AM '73 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe D. Pearson and Doris E. Pearson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sharonview Credit Union of Charlotte, North Carolina

(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 Five Thousand and 00/100----- Dollars (\$5,000.00) due and payable in semi-monthly payments until the full amount has been paid.

with interest thereon from date at the rate of $7/8$ of 1 per centum per month, to be paid: semi-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 northern side of Fairfax Road and shown as Lot 30 on a plat entitled "Property of William R. Timmons, Jr.", said plat being recorded in the RMC Office for Greenville County in Plat Book XX at Page 9 and having, according to a more recent plat by C. C. Jones, Engineer, dated July 11, 1962, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Avon Street and running thence S 89-33 E 137.9 feet; thence S 21-37 E 118.1 feet to a point on the northern edge of Fairfax Road; thence along said Road S 68-23 W 120 feet; thence along the curve of the intersection of Fairfax Road and Avon Street, the chord of which is N 66-37 W 28.3 feet; thence along Avon Street N 21-37 W 87.5 feet; thence along the curve of Avon Street, the chord of which is N 10-35 W 63.5 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 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.