

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1281 PAGE 291

JUN 12 3 14 PM '73 WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, JANIE R. ROBERSON, VIRGIL O. ROBERSON, III, W. EARL ROBERSON and FOY R. COOLEY (hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES K. PRICE and ROBERT W. RAMSEY

(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 Sixty-Five Thousand Three Hundred Thirty-Four and 80/100 -----Dollars (\$ 65,334.80) due and payable

Due and payable \$1,633.37 on the 21st of August, 1973 and \$1,633.37 on the 21st of each third month thereafter until paid in full. Interest payable in addition to the quarterly payments at one-half percent over prime rate, which amount to be determined by the South Carolina National Bank on each quarterly payment date mentioned above

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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, lying and being on the northern side of Old Grove Road (S. C. Highway No. 83) near the City of Greenville, in the County of Greenville, State of South Carolina and shown as the property of Charles K. Price and Robert W. Ramsey by plat prepared by Enwright Associates February, 1970; said property being shown on the Greenville County Block Book at Page 601.1, Block 1, Lot 32, and according to the aforementioned plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin in Old Grove Road at the joint corner of this tract and property now or formerly of McDaniel and running thence N. 19-20 E. 988.91 feet to an iron pin in the line of property now or formerly of Lanier; running thence N. 19-49 E. 427.5 feet to an iron pin in the line of a branch and running thence with the center of the branch as the property line the following traverse line, to-wit: S. 30-21 E., 234.4 feet; S. 49-34 E. 387 feet; S. 88-58 E. 202.2 feet; N. 88-05 E. 406.31 feet to an iron pin in the line of property now or formerly of Campbell; running thence S. 1-42 W. 1,012.87 feet to an iron pin in the line of property now or formerly of Cox; thence N. 80-43 W. 229.42 feet to an iron pin; running thence S. 1-0 W. 400 feet to a point on the northern side of Old Grove Road; running thence N. 81-09 W. 7.6 feet to an iron pin; running thence S. 29-09 W. crossing said road 100.98 feet to an iron pin; running thence N. 64-06 W. 1,304.6 feet to an iron pin, 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 whatsoever lawfully claiming the same or any part thereof.