

RECORDED NO. 22
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 15 9 36 AM '73

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1281 PAGE 599

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Lamar Dempsey and Gail Dempsey,
are
(hereinafter referred to as Mortgagor) well and truly indebted unto Ross L. Wade

(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 **Twenty Seven Hundred Thirty and No/100**

Dollars (\$ 2730.00) due and payable

in the sum of Fifty (\$50.00) Dollars per month, plus the interest
at the rate of Seven (7%) percent on the whole sum due,

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, Chick Springs Township, about three miles west of Greer, S. C., lying on the north side of the upper Brushy Creek Road (also known as the Heltzow Bridge Road), and being the same tract of land conveyed to us by deed May 4th 1972, (not recorded), and having the following courses and distances, to wit:-

Beginning on a nail and cap in the center of the bridge over Enoree River, and runs thence with the center of the said Brushy Creek Road, S. 60-10 W. 256 feet to a point in the center of the road; thence S. 66-40 W. 100 feet to a point in the center of the road; thence S. 70-10 W. 100 feet to a nail and cap in the center of the said road; thence W. 18-00 W. 37.5 feet to an iron pin on the north side of the said road, then continuing with the same course for a total distance of 320.5 feet to an iron pin; thence N. 43-00 E. 455 feet to a point in the center of Enoree River, (iron pin back on line at 20 feet); thence down the river S. 24-00 E. 418 feet to the beginning nail and cap in the center of the said bridge, containing Four and Four One-hundredths (4.04) Acres, more or less.

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 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 heretofore 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.