

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

BOOK 1281 PAGE 621

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
JUN 15 11 36 AM '73
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, N. Q. Cline and Martha A. Cline

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jessie C. Flynn

(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 Thirty-Five Thousand and No/100-----

-----Dollars (\$35,000.00) due and payable \$4,208.75 semi-annually commencing December 15th, 1973 with the final payment due June 15th, 1978; payments to include principal and interest, with the option of paying the principal balance at the end of four (4) years from date hereof;

with interest thereon from date hereof at the rate of seven 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, City of Greenville, on the northeast corner of Buncombe and Atwood Streets and having the following metes and bounds, to-wit:

BEGINNING at the said northeast intersection of Buncombe and Atwood Streets and running thence with Atwood Street, N. 32-57 W. 63½ feet to an iron pin; thence N. 72-20 E. 80 feet to an iron pin on an alley; thence with said alley S. 32-57 E. 63½ feet to an iron pin on Atwood Street; thence with Atwood Street, S. 57-20 W. 80 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 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 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.