

REGULATION NO. 22
COMPLIED WITH

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

BOOK 1283 PAGE 821

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME GREENVILLE CO. S. C.

FILED

JUL 9 4 33 PM '73

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS,

N. J. Strickland

James H. Dobbins

(hereinafter referred to as Mortgagee) is well and truly indebted unto

(hereinafter referred to as Mortgagor) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, to the sum of Seven Thousand and no/100

Dollars (\$ 7,000.00) due and payable

\$150.00 per month, the first such payment to be due on the ___ day of August, 1973, and a like amount on the same day of each successive month thereafter until paid in full;

after default

with interest thereon ~~at the rate of~~ seven per centum per annum to be paid: on demand

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, near David Street, in the western portion of the City of Greenville, containing 5,376 square feet, more or less, and having such marks, metes and bounds, as follows, to-wit:

BEGINNING on an iron pin on the right of way of the Laurens R. R., and thence along same S. 82 W. 63 feet to an iron pin; thence S. 23 1/2 E. 94.4 feet to an iron pin; thence N. 67 E. 60 feet to an iron pin; thence N. 23 1/2 W. 77.9 feet to the beginning corner.

Together with all and singular rights, members, appurtenances, and appurtenances to the same belonging in any way incident or appurtenant, 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, its heirs, successors and assigns, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.