

GREENVILLE CO. S. C.

BOOK 1285 PAGE 285

STATE OF SOUTH CAROLINA
COUNTY OF

JUL 20 10 26 AM '73

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles Bennett and Larry Carper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mable K. Rhodes and Lloyd Kelley

(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-five thousand, five hundred and ten dollars and fifty-two cents.

Dollars (\$25,510.52) due and payable not less than \$244.74 per month with interest at a rate of 7 3/4% being deducted first from payment. The remainder to be deducted from principle. Mortgagor has right to early pay off without penalty. Interest starts August 1, 1973.

with interest thereon from date at the rate of 7 3/4 per centum per annum, to be paid:

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, being shown and designated as a portion of Lot 5 on plat known as Welcome View, recorded in Plat Book U at Page 155, and having according to a more recent survey made by Piedmont Engineering Service, dated January, 1958, the following metes and bounds:

Beginning at an iron pin on the northeastern side of White Horse Road at the joint front corner of Lots Nos. 5 and 6; and running thence with the White Horse Road. N. 23-27 W. 70 feet to an iron pin; thence with a new line through Lot No. 5 N. 59-13 E. 221.3 feet to an iron pin; thence along the line of Lot No. 12, S. 23-27 E. 70 feet to an iron pin, joint rear corner of Lots Nos. 5 and 6; thence with the line of Lot No. 6 S. 59-13 W. 221.3 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 591, Page 324.



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.

4328 N.Y.S.