

GREENVILLE CO. S. C.

SEP 10 3 22 PM '73

BOOK 1290 PAGE 255

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, We, Paul W. Peoples and George Tucker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Boyd G. Coffey and Amy K. Coffey, their heirs and assigns forever,

(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 Six-Thousand and no/00

Dollars (\$ 6,000.00 ) due and payable in two equal payments, the first payment being due and payable on or before one year from date hereof, and the second payment being due and payable on or before one year from date of the first payment,

with interest thereon from date hereof at the rate of 7% per centum per annum, to be paid: annually

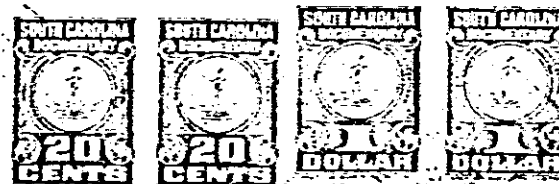
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, situate about one mile northwest of the City of Greer, Chick Springs Township, Greenville County, containing 6.65 acres, more or less, being bounded by lands of Chandler, Clark, Ballanger, and Dill, and being shown on plat of the mortgagor herein, prepared by Wolfe & Huskey, August 28, 1973, and being more particularly described as follows:

BEGINNING at an old stone corner on the George T. Dill property and running thence S. 11-40 W. 438.9 feet to an old iron pin at rock pile on the line of Chandler, thence along Chandler line N. 61-47 W. 876.5 feet to an old iron pin on Herbert Ballanger line, thence along Ballanger line N. 54-28 E. 500 feet to an iron pin on Ballanger line, thence S. 25-04 W. 63.4 feet to an iron pin on the Clark line, thence along Clark line S. 65-41 E. 528 feet to an old stone corner, the point of beginning. Said plat to be recorded herewith and being the same property as conveyed to the mortgagees by deed of Robert M. Clark and duly recorded in deed book 785 at page 584, in the R.M.C. Office for Greenville County.



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.

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