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GREENVILLE CO. S. C.

SEP 11 10 22 AM '73

BOOK 1290 PAGE 329

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY } MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David A. Dirton and Edna Mae Dirton,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Maude L. Dalton, Daisy Fonville, Grace Pliecones and Harriet Neely,

(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 Fourteen Thousand Five Hundred and 00/100-----

-----Dollars (\$14,500.00) due and payable
in Eight (8) installments of Two Hundred and 00/100 (\$200.00) Dollars without
interest thereon, then in Eighty-Four (84) monthly installments of Two Hundred
Two and 00/100 (\$202.00) Dollars

with interest thereon from June 1, 1974 at the rate of 8 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, partly within and partly without the corporate limits of the City of Greenville, and being shown and designated as part of Lots 2, 3 and 4 on a plat of the O. P. Mills Property, Block B, said plat being recorded in the RMC Office for Greenville County in Plat Book C at Page 284, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of Ladson and Otis Streets and running thence along the southern side of Otis Street N. 71-35 E. 171.3 feet to an iron pin, corner of Lot 1 on the aforesaid plat; thence along Lot 1 S. 36-14 E. 85 feet to an iron pin; thence running parallel to Otis Street S. 71-35 W. 172.3 feet to an iron pin on the eastern side of Ladson Street; thence along the eastern side of Ladson Street N. 35-32 W. 85 feet to the point of BEGINNING.

It is agreed and understood by the Mortgagees that any and all interest in the monthly payments to be paid hereunder and/or in the purchase price of the above described real property which may or might vest in any heirs at law or devisees of Maude L. Dalton is to lapse upon her death, and as a result thereof, her interests in both the real property and the purchase price of the above described real estate is not therefore to pass by testacy or intestacy, but will be deemed to vest in the three remaining Mortgagees.



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 whatsoever lawfully claiming the same or any part thereof.

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