

GREENVILLE, CO. S. C.

SEP 26 9 23 AM '73

BOOK 1291 PAGE 675

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, R. J. WALKER, R. M. EVINS & T. L. JACKSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto **BENNIE T. CONNER HIS HEIRS AND ASSIGNS**

(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

**Thirteen Thousand Eight Hundred Sixty and 00/100 Dollars (\$ 13,860.00 ) due and payable**

with interest thereon from **January 1, 1975** the rate of **Eight (8%)** per centum per annum, to be paid: **Monthly** for a period of 15 years.

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:

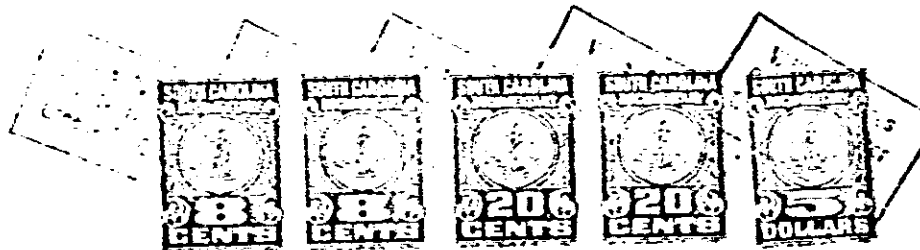
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 just outside the corporate city limits of the City of Greenville, South Carolina, in the subdivision known as Park Place and being designated as Lot No. 10 and 11 of Block "B" on the North Western side of Rutherford Street said plat being recorded in the R.M.C. Office of Greenville County in Plat Book A at Page 119 and having the following metes and bounds to-wit:

Beginning at a stake on Rutherford Street at corner of Lot No. 11 and 12 running thence along the joint lot line of said lot N63-45W 150 feet to a stake in a 10 feet alley; thence along said alley N26-05E 100 feet to a stake at corner of Lot No. 9; thence along the joint line of lots 9 and 10 S63-45E 150 to a stake on Rutherford Street; thence along said Rutherford Street S26-05W 100 feet to the beginning corner.

This property is the identical property conveyed to R. J. Walker, T. M. Evins and T. L. Jackson by Bennie T. Conner dated May 10, 1973.

NOTE: In addition to the \$13,860.00 that will be due under this mortgage, the mortgagors will escrow \$9,570.00 interest free which will be due to mortgagee 5/10/74.



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, His 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 otherwise dispose of 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 who may lawfully claim the same or any part thereof.

6679

4328 RV-2