

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

} Jul 23 11 06 AM '74 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Lynell Peterson

(hereinafter referred to as Mortgagor) is well and truly indebted unto John Peterson

(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

Three Thousand Ninety-one and 80/100 ----- Dollars (\$ 3,091.80 due and payable

\$70.00 within thirty days from date and \$70.00 each month thereafter

with interest thereon from date at the rate of SIX 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, at Travelers Rest, on the south side of Hemlock Drive and the west side of U.S. Highway No. 25 and on the north side of Grassy Branch, and being shown as a tract entitled "Future Development" on plat of Property of John and Lynell Peterson, prepared by Terry T. Dill, dated November 24, 1960, and recorded in the RMC Office for Greenville County in Plat Book "VV" at Page 141 and being all of said "Future Development" parcel as shown on said plat, LESS HOWEVER: That portion of the eastern tip of said property lying within the right of way of U.S. Highway No. 25, and LESS ALSO: Lots Nos. 37, 38 and 39 shown on plat of property of said parties prepared by Terry T. Dill revised 1958, said three lots lying on the south-western side of Hemlock Drive adjoining Lot No. 40, and running down Hemlock Drive from Lot No. 40 for a distance of 300 feet on the front and rear, each lot containing 100 feet frontage and 100 feet on the rear.



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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