

Aug 5 4 00 PM '74

STATE OF SOUTH CAROLINA DAN NIE S. TANKERSLEY
COUNTY OF Greenville } L.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Norman F. Rule and Shirley M. Rule

(hereinafter referred to as Mortgagor) is well and truly indebted unto Conway Groce

(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 Seven Thousand Six Hundred Fifty and no/100-----

-----Dollars (\$ 7,650.00) due and payable in two (2) equal annual installments, the first installment being due August 6, 1975 and the balance being due August 6, 1976,

Mortgagor reserves right of anticipation of payment without penalty

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid: with each payment.

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, located about 15 miles north of the City of Greenville, near Liberty Church, lying on the side of U. S. Highway #25 and on the South aide of the Road that leads from U. S. Highway #25 (Buncombe Road) to Pickens, and being all of that tract of land conveyed to me by deed from Fay G. Groce and recorded in the Office of the R.M.C. For Greenville County in Deed Book 724 at page 386, and having the following metes and bounds to-wit:

BEGINNING at a point in the Pickens Road and running thence S. 25-30 E. 257.5 feet to a stone and iron pin; thence N. 44-15 E. 94.5 feet to a point in the U. S. Highway #25; thence with the said Highway S. 1-45 E 349 feet to a point in the said Highway new corner; thence a new line N. 86-10 W. 300 feet to a stake in the woods, new corner; thence another new line S. 1-45 E. 300 feet to a stake on original line of Fay G. Groce; thence with the said sine N. 86-10 W. 537 feet to an iron pin, old corner; thence S. 82-19 W. 193.5 feet to an iron pin, old corner thence N. 10-45 E. 1056 feet to a point in the Pickens Road; thence with the said road S. 75-00 E. 300 feet to a bend; thence S. 67-30 E. 200 feet to a bend; thence S. 61-30 E. 190 feet to the beginning corner, and containing 16.63 acres, more or less.



Together with all and singular rights, members, herditaments, 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.

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