

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
SEP 6 3 33 PM '74 TO ALL WHOM THESE PRESENTS MAY CONCERN:
DENNIE S. TANKERSLEY
R.H.C.
WHEREAS, JOHN C. FOUSHEE AND BILLIE K. FOUSHEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEFF R. RICHARDSON

(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/100-----Dollars (\$ 6,000.00) due and payable
To be paid in Sixty (60) equal monthly installments of One Hundred Twenty
and 23/100 (\$120.23) Dollars, First payment to begin October 6, 1974 with
interest thereon from October 6, 1974 at the rate of Seven and One-half (7½)
per centum per annum.
with interest thereon from October 6, 1974 the rate of 7½ per centum per annum, to be paid:

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, being near the City of Fountain Inn, and being known and designated as Lot No. 17 on a Plat entitled "Revised Plat of Shellstone Park", recorded in Plat Book PPP at Page 177 in the RMC Office for Greenville County, South Carolina, containing approximately 3.21 acres, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Lafayette Avenue at the joint line of Lots Nos. 16 and 17 and running thence along Lafayette Avenue N. 58-14 W. 400 feet to an iron pin; thence running around the curve at Lafayette Avenue and Lawrence Avenue N. 13-14 W. 35.4 feet to an iron pin on Lawrence Avenue; thence running along Lawrence Avenue N. 31-46 E. 305 feet to a point at the joint rear corner of Lots 17 and 18; thence running along the common line of Lots 17 and 18 S. 58-14 E. 425 feet to a point on the common line of Lots 16, 17 and 18; thence running S. 31-46 W. 330 feet along the common line of Lots 16 and 17 to the point of beginning.



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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