

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM CHARLES SCHULZE AND PRISCILLA ALLISON SCHULZE

(hereinafter referred to as Mortgagor) is well and truly indebted unto LANIER M. ALLISON

(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 FORTY-SEVEN THOUSAND and no/100 Dollars (\$ 47,000.00) due and payable

in 360 monthly installments beginning April 1, 1975 and ending March 1, 2005 of \$270.72 each

with interest thereon from date at the rate of 5 5/8% per centum per annum, to be paid: with principal

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 on Paris Mountain on Altamont Road, containing .88 acres more or less as shown on a plat for William Charles Schulze, by Carolina Surveying Company, dated October 19, 1974 to be recorded herewith, and having, according to said plat, the following meets and bounds, to-wit:

BEGINNING at an iron pin on Altamont Road, said iron pin being 516.4 feet North of the joint corner of lands of Dr. Hugh Smith and the Grantor, and running along Altamont Road N14-10W 225 feet to an iron pin; thence turning and running N70-42E for 184.4 feet to iron pin; thence turning and running S31-11E 144.4 feet to iron pin; thence turning and running S51-14W 248.5 feet to the beginning corner.



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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