

FILED
GREENVILLE CO. S. C.

1976-1802

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY } MORTGAGE OF REAL ESTATE
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Henry C. Eskew and Judith M. Eskew

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. W. Perry, 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

Fourteen Thousand Five Hundred and no/100----- Dollars (\$ 14,500.00) due and payable in 132 monthly installments of \$159.88 each beginning February 1, 1976 and due on the first of each month thereafter until paid in full and with \$500.00 down due on or before July 1, 1976.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: Interest is included in monthly installments

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 near North Greenville Jr. College, in Highland Township, and according to the plat prepared by B. E. Huskey, R.L.S., on January 14, 1976, as having the following metes and bounds, to-wit:

BEGINNING at the joint front corner of the tract previously conveyed to the grantor herein in Deed Book 706 at page 143 and running thence along South Carolina Road S. 23-569 N. 37-00 W. 140.7 feet to a point; thence N. 72-54 E. 308 feet to an iron pin; thence N. 18-35 W. 129 feet to an old waterway; thence along the old waterway N. 84-25 E. 226 feet to an iron pin on a branch; thence along the branch N. 31-58 E. 290 feet to an iron pin; thence N. 59-00 E. 115 Feet to a stake; thence S. 64-15 E. 196 feet to a stake at S. Tyger River; thence S. 30-00 E. 255 feet to a stake on S. Tyger River; thence S. 62-45 W. 793 feet to an old iron pin; thence N. 83-08 W. 206 feet to an iron pin; thence S. 62-10 W. 124.1 feet to the point of beginning, and according to said plat containing 7.41 acres.



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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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