

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Me, Gerald D. Peak and E. R. Lynch

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

William C. Huggins, Jr.

(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

Ten Thousand and 00/100----- Dollars (\$ 10,000.00) due and payable at the rate of One Hundred Twenty One (\$121.33) Dollars and Thirty Three Cents per month, for a period of ten (10) years, with payments beginning on March 1, 1976, and continuing on the 1 day of each month thereafter until Paid-In-Full,

with interest thereon from date at the rate of 9 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 2, and shown on a plat recorded in the P.M.C. Office for Greenville County in Plat Book EE at Page 133, reference to which plat is hereby craved for a metes and bounds description thereof."

The above described property is that identical property this date conveyed to the Mortgagor and E. R. Lynch, jointly, by the Mortgagee herein.

The Mortgagor herein may pay the remaining balance of the principal sum of this mortgage at any time during the ten (10) year period hereinabove stipulated, without penalty.

The above described property is more particularly described according to Plat Book EE at Page 133 in the Office of P.M.C. for Greenville County, South Carolina as follows: BEGINNING at a point at the Southwest corner of said lot herein conveyed and running thence along an ungraded surface treated road N31W, 70 feet to a point; thence running S67-10E, 270 feet, more or less, to the center of creek; thence running in a southeasterly direction, with the center of said creek, 60 feet, more or less, to a point on a ten foot reserved hallway; thence along said hallway, S64-45W, 263 feet, more or less to the BEGINNING corner.



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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