

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEJUN 14 8 40 AM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY H. ROBINSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto William R. Timmons, 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 Two Thousand Four Hundred Ninety-Nine and 78/100,

Dollars (\$2,499.78) due and payable

at the rate of Twenty-Five Dollars (.25.00) per month, commencing June 15, 1976, until paid in full

with interest thereon from May 15, 1976 at the rate of 6 per centum per annum, to be paid on the unpaid balance each month.

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,

All of that piece, parcel or lot of land in Grove Township, being known and designated as a part of lot 43 of the property of William R. Timmons, Jr., according to a plat of record in the REC Office for Greenville County in Plat Book 000 at page 193, and according to said plat, having the following notes and bounds;

Beginning at a pin on the southwest side of Driftwood Drive at the northern corner of lot 43, thence S. 55-36 W. 266 ft. to a pin; thence along the back line of lot 43, S. 46-32 E. 192.0 ft. to a point; thence in a northeasterly direction approximately 219.0 ft. to a point on the front line of lot 43; thence along Driftwood Drive N. 34-24 W. 179.8 ft. 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.