

FILED
GREENVILLE CO. S. C.

BOOK 1406 PAGE 455

AUG 8 3 33 PM '77

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANKLYN CURTIS ALLEN,

hereinafter referred to as Mortgagor) is well and truly indebted unto VERNON SAINT CLAIR ALLEN,

(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

Five Thousand Five Hundred Fifty Dollars and No/100 Dollars \$ 5,550.00 due and payable

as Set out in Note of even date herewith

with interest thereon from date at the rate of 28 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, being the same as shown on a Plat of property of Albert Turner, prepared by Dean C. Edens, Licensed Surveyor, on August 4, 1972, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a County Road bounded on the west by property of R. L. Ellison; thence with the R. L. Ellison line, S. 20 E. 800 feet to a rock in the center of County Road; thence with said road, N. 9 E. 30 feet to an iron pin; thence to a point in said road, N. 24 E. 100 feet to a point in said road; thence N. 18-30 E. 100 feet to a point in said road; thence N. 41-30 E. 100 feet to a point in said road; thence N. 26 E. 100 feet to a point in said road; thence N. 18 E. 100 feet to a point in said road; thence N. 8 E. 100 feet to a point in said road; thence N. 7 E. 100 feet to a point in said road; thence N. 10 E. 100 feet to a point in said road; thence N. 6 E. 100 feet to a point in said road; thence N. 19 W. 59 feet to a point in said road; thence N. 45 W. 100 feet to a point in said road; thence N. 67 W. 25 feet to a point in said road; thence S. 59 W. 300 feet to a point in said road; thence S. 63 W. 291 feet to the beginning corner. This property also bounded on the north and east by Allen.

This, being the same property conveyed to the Mortgagor herein by deed of Vernon Saint Clair Allen dated August 6, 1977, to be recorded herewith.

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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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