

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

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

FILED:
SEP 21 10 29 AM '77

WHEREAS, DONNIE S. TANKERSLEY
TOLL R. PLUMLEY, JR. AND GWENDOLYN G. PLUMLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANCES C. BOUTON 211 PETTIGRU STREET, GREENVILLE, SOUTH CAROLINA 29601,

(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 -----

SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100TH Dollars (\$ 6, 750. 00 ---) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of EIGHT (8%) 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 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, in Saluda Township, containing 7.3 acres, more or less, as shown on a plat of Property of William I. Bouton, prepared by Carolina Surveying Co., RLS, on July 25, 1977, and having according thereto, the following courses and distances, to-wit:

BEGINNING at a railroad spike in the center of Talley Bridge Road, located 250 feet North of the Jaskwhich corner, and running thence N. 64-13 W. 720.8 feet to an iron pin; thence along the Gilreath line N. 13-32 W. 198 feet to a stone; thence N. 43-12 E. 419.5 feet to an iron pin; thence along the Edwards line S. 42-13 E. 679.9 feet to a railroad spike in said road; thence along the center of said road S. 3-54 W. 115 feet to a spike, and S. 12-26 W. 200 feet to the beginning spike.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of William I. Bouton dated September 16, 1977, and thereafter filed in the RMC Office for Greenville County on September 21, 1977, in Deed Book 1065, Page 175.

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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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