

Rt. 4, Box 218, Simpsonville, SC 29681

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, Samuel J. Poole and Linda M. Poole

(hereinafter referred to as Mortgagor) is well and truly indebted unto Roy Fleming, Glenn Fleming, Virgil F. Bass, Doris F. McCall and Revelle B. Fleming

(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 Forty-Eight and

No/100 (\$2,448.00)-----Dollars (\$ 2,448.00 ) due and payable in sixty (60) consecutive payments of \$47.37 per month, with payments applied first to interest, then to principal

with interest thereon from date at the rate of 6% per centum per month 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:

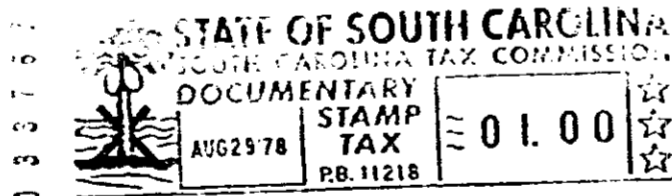
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sum for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 that certain piece, parcel or tract of land in Greenville County, State of South Carolina being shown on plat of property of Arthur D. Fleming's estate, surveyed for Samuel J. and Linda M. Poole, prepared by J. W. Eaton, Jr., R.L.S., dated May 27, 1978 being shown as 1.44 acre tract on said plat and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of McKinney Road at joint corner with property of Mortgagors herein and running thence N. 30-15 E. 860.4 feet to an iron pin; thence N. 44-25 E. 556.5 feet to an iron pin (found); thence S. 35-47 W. 1411.6 feet to a nail and cap in center of McKinney Road, passing over an iron pin 34.8 feet back on line; thence with the center line of McKinney Road N. 33-01 W. 10.0 feet to the beginning corner, containing, according to said plat, 1.44 acres more or less.

This being a portion of the same property conveyed to the Mortgagors herein by deed of Roy Fleming, et al, of even date herewith to be recorded.



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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