

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
DEC 28 10 56 AM 1979

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, E. C. Flynn, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards, Inc., 309 Randall Street, Greer, South Carolina 29651

(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 Twelve Hundred Sixty-Seven and 02/100---
Dollars (\$1267.02) due and payable

Due and payable in twenty-four (24) monthly installments of Fifty-Two and 79/100 (\$52.79) beginning one month from date.

with interest thereon from date at the rate of 12% per centum per annum, to be paid: included in monthly installments.

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, and being in Greer Mill Village, in the City Limits of Greer, Greer School District 9-H and being more particularly described as Lot No. 33 as shown on plat entitled "sub-division of Greer Mill Village, Greer, S. C." made by Dalton and Neves January 1951, and recorded in the R.M.C. Office for this, County in Plat book Y at page 138 and 139. According to said plat, the said lot is described and known as lot #5 Hollis Street, fronting thereon eighty-six (86) feet, and per said plat has the following courses and distances beginning at the corner of Hollis Street and Mills Street on the North side of Hollis Street and runs thence therewith north 76-54 W. 86 feet to the corner of Lot No. 32 thence dividing number 32 and 33 lots south 12-40 W. 116 feet to the edge of an alleyway, thence with said alleyway S. 76-54 E. 86 feet to the edge of said Mill Street at the corner of said alleyway, thence with Mills Street N. 12-40 E. 116 feet to the beginning corner.

This conveyance is a portion of the property conveyed to E. C. Flynn Jr. and Charles Lee Flynn by deed of Cora C. Flynn on May 23, 1979 and recorded in Deed Book 1103 at page 520 in the R.M.C. Office for Greenville County on May 29, 1979.

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STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX STAMP
\$ 90.52

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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