

8 Cherokee Drive, MORTGAGE OFFICE
Walhalla, SC 29691 GREENVILLE CC. S. C.
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOV 11 1 25 PM '83
DUNN & BARKER
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALKER & WALKER
ATTORNEYS AT LAW
SUITE 2-B WILSON BLDG.
201 EAST NORTH ST.
GREENVILLE, S. C. 29601

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WHEREAS, I, James R. Tinsley,

Nehteleee Burgess

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(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

Four Thousand and NO/100 -----Dollars (\$4,000.00) due and payable

according to the terms of a promissory note executed herewith

with interest thereon from _____ date _____ at the rate of 15% per centum per annum, to be paid: quarterly

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, Greenville Township, containing 0.80, more or less, and being known and designated as Lot No. 4 of the property of J. D. Hood, according to a plat made by W. H. Riddle, Surveyor, dated June 12, 1952, and according to said plat, being more particularly described as follows:

BEGINNING at an iron pin on the south side of a county road at the joining front corner of Lot Nos. 4 and 5, and running thence along the line of Lot No. 5 S. 13-38 W. 285 feet to an iron pin at the rear joint corner of Lot Nos. 4 and 5; thence S. 88-21 E. 128 feet to an iron pin at the joint rear corner of Lot Nos. 3 and 4; thence along the line of Lot No. 3, N. 13-38 E. 285 feet to an iron pin at the joint front corner of Lot Nos. 3 and 4; thence along the south side of the said county road, N. 88-21 W. 128 feet to an iron pin, the point of beginning.

ALSO, all that piece, parcel or lot of land in Greenville County, South Carolina, being a portion of Lot No. 3 of the property of J. D. Hood, according to a survey made by W. J. Riddle, Surveyor, dated June 12, 1952, not recorded, and being more particularly described as follows, to-wit:

BEGINNING at a point in the common line of Lot Nos. 2 and 3, 185 feet from a county road, and running thence S. 13-38 W. 100 feet to the joint rear corner of Lot Nos. 2 and 3; and running thence N. 79-00 W. 151.7 feet to the joint rear corner of Lot Nos. 3 and 4; thence N. 13-38 E. 100 feet to a point in the common line of Lot Nos 3 and 4; thence S. 79-00 E. 151.7 feet to the point of beginning.

Being the same property conveyed to the mortgagor by Mary Alice Allen by deed dated February 17, 1981, and recorded in the RMC Office for Greenville County on February 17, 1981, in Deed Book 1142 at Page 837.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY
STAMP
NOV 11 1983
TAX
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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 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, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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