

MORTGAGE OF REAL ESTATE—Ashmore & Haas, Attorneys at Law, Greenville, S. C.

BOOK 1278 PAGE 211

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

REGULATORY COMPLIED

FILED  
GREENVILLE CO. S. C.  
GREENVILLE CO. S. C.  
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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William K. Hightower and Calvin Wynn

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company

(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 Twenty Thousand and No/100 (\$20,000.00) -----

Dollars (\$ 20,000.00 ) due and payable

One Hundred Eighty (180) days from date

with interest thereon from date at the rate of Eight per centum per annum, to be paid: at maturity

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 shown on a plat prepared by Jones Engineering Service entitled "Property of Calvin Wynn", dated August 11, 1972, and according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at a spike in the center of Davis Road, about .95 mile E. of Piedmont Highway, running thence up the middle of said road S. 72-16 E. 100 feet to a spike; thence continuing along the middle of Davis Road S. 61-18 E. 122 feet to an iron spike in the center of said Road; thence S. 19-24 W. 330.5 feet to an iron pin; thence N. 12-30 W. 411 feet to a spike in the middle of Davis Road, the point of beginning.

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 hereinafore 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 who may ever lawfully claim the same or any part thereof.