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MORTGAGE OF REAL ESTATE -

BOOK 1279 PAGE 511

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

JUN 4 2 40 PM '73  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, JAMES EDWARD PORTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto McADAMS CHRISTOPHER, SR. AND  
McADAMS CHRISTOPHER, JR.

(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

-----Dollars (\$ 20,000.00) due and payable

\$5,000.00 per year commencing May 15, 1973, and on the 15th day of May of each year  
thereafter until paid in full.

with interest thereon from date at the rate of Seven (7%)  
per centum per annum, to be paid annually

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, on the Eastern side of Buncombe Road

(U. S. Highway No. 25) and on the Western side of Old Paris Mountain Road near the  
City of Greenville, and having according to a plat prepared by Piedmont Engineering  
Service, dated August 4, 1947, entitled "Plat of Property of James H. and Lillie  
Mae Perry", recorded in the RMC Office for Greenville County, South Carolina, in  
Plat Book R at page 33, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Buncombe Road (U. S. Highway No. 25)  
at the joint corner of Lots Nos. 2 and 4 as shown on the plat referred to herein-  
above, and running thence with the Eastern side of Buncombe Road (U. S. Highway No.  
25) N. 3-15 W. 206.1 feet to an iron pin; thence N. 58-30 E. 7.4 feet to an iron  
pin on the Western side of Old Paris Mountain Road; thence with the Western side of  
Old Paris Mountain Road, S. 21-25 E. 222.92 feet to an iron pin; thence S. 88-35  
W. 75.4 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being at the  
corner of the intersection of Buncombe Road (U. S. Highway No. 25) and Old Paris  
Mountain Road near the City of Greenville, County of Greenville, State of South  
Carolina, and having according to a plat prepared by Piedmont Engineering Service,  
dated August 4, 1947, entitled "Plat of Property of James H. and Lillie Mae Perry",  
recorded in the RMC Office for Greenville County, South Carolina, in Plat Book R,  
at page 33, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Buncombe Road (U. S. Highway No. 25)  
at the Northwestern corner of Lot No. 1, and running thence with the Eastern side of  
Buncombe Road (U. S. Highway No. 25) N. 3-15 W. 23.9 feet to a stake at the inter-  
section of Buncombe Road (U. S. Highway No. 25) and Old Paris Mountain Road; thence  
with the Western side of Old Paris Mountain Road, S. 21-25 E. 21.2 feet to an iron  
pin at the joint corner of the premises herein described and Lot No. 1; thence with  
the line of Lot No. 1, S. 58-30 W. 7.4 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, 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.