

REGULATED NO. 22
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 6 10 59 AM '73
RONNIE S. TANKERSLEY
R.H.C.

BOOK 1279 PAGE 709

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

WHEREAS, JAMES D. FREEMAN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES C. DuBOSE,

(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

Seven Thousand Dollars and no/100-----Dollars (\$ 7,000.00) due and payable

in monthly installments of Two Hundred (\$200.00) Dollars and no/100 per month beginning on July 1, 1973 and continuing on the first day of each successive months until paid in full.

with interest thereon from _____ date at the rate of eight per centum per annum, 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 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, Paris Mountain Township being known and designated as Lot B as shown on plat of the Property of William Green prepared by Carolina Engineering & Surveying Co. August 31, 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Range View Circle, joint corner of Lots A and B and running thence along the southern side of Range View Circle N. 68-47 E. 138.0 feet to an iron pin; thence S. 29-46 E. 165.0 feet to an iron pin; thence S. 67-44 W. 138.0 feet to an iron pin at the rear corner of Lot A; thence along the line of that lot, N. 29-38 W. 167.5 feet to the beginning corner. See Plat Book GGG, page 311.

This conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record on the recorded plat or on the premises.

This mortgage is junior to lien to that mortgage assumed this date by the Mortgagor herein and originally recorded in 1259, PAGE 159.

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, firm and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.