

REGULAR NO. 22  
COMPLETION STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

BOOK 1279 PAGE 717

JUN 6 4 23 PM '77  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, Mrs. Annie Maye C. Henson and endorser, Paul T. Henson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter Raleigh McLawhorn, Jr.  
and Dorothy N. McLawhorn

(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 Thirty-Five Thousand Five Hundred and No/100 Dollars (\$35,500.00) due and payable

\$14,500.00 on June 1, 1974  
\$14,500.00 on June 1, 1975 and balance of  
\$ 6,500.00 on June 1, 1976

with interest thereon from date at the rate of 7 per centum per annum, to be paid: on respective due dates

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 lying, being, and situate in the Town of Fountain Inn, being known and designated as 24.27 acres in accordance with plat made for Fountain Inn Builders, Inc., dated April 3, 1973 and being more fully described in accordance with said plat to wit:

BEGINNING at an iron pin on the northern side of Fairview Street in the Town of Fountain Inn joint corner with Flora T. Gray property and running thence along highway right of way on Fairview Street N. 82-45 W. 477.4 feet to an iron pin; thence N. 23-43 E. 1,423.5 feet to an iron pin on Babb Street; thence along edge of Babb Street right of way N. 68-22 E. 97.5 feet to an iron pin; thence N. 69-58 E. 245 feet to an iron pin; thence S. 24-56 W. 35.5 feet to an iron pin; thence S. 9-14 E. 168.5 feet to an iron pin; thence S. 1-22 E. 60 feet to an iron pin; thence N. 86-45 E. 147 feet to an iron pin; thence S. 19-30 E. 58 feet to an iron pin; thence S. 72-44 E. 100 feet to an iron pin; thence N. 74-34 E. 175 feet to an iron pin; thence N. 33-19 E. 59 feet to an iron pin; thence N. 39-12 W. 219.9 feet to an iron pin; thence N. 22-08 W. 125.6 feet to an iron pin; thence N. 50-12 W. 35.5 feet to an iron pin on the edge of Babb Street; thence along Babb Street right of way line to an iron pin in an easterly direction 350 feet more or less to an iron pin at the R. B. Armstrong corner; thence S. 7-03 E. 274.3 feet to an iron pin, N. 82-32 E. 159.8 feet to an iron pin; thence S. 3-06 W. 1086.2 feet to an iron pin; thence S. 3-19 W. 249.8 feet to an iron pin being the point of beginning.

THIS being the same property as conveyed to mortgagor by deed of even date to be recorded in the RMC Office for Greenville County.

The mortgagees agree to release any part or portion of the above described property for the payment of a \$2,000.00 per acre consideration so long as such release does not jeopardize the security of mortgagees.

Together with all and singular rights, members, hereditaments, 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.