

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, John Carroll Rushing,

herein after referred to as Mortgagor is well and truly indebted to

Citizens & Southern National Bank of South Carolina,

hereinafter referred to as Mortgagee, in the Mortgage proceeds to wit the sum of Fifty-eight Thousand and No/100ths

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Dollars \$58,000.00

with interest thereon from Date of the rate of 10 % per centum per annum to be paid 90 days from date.

WHEREAS the Mortgagee may hereafter sell the said Mortgage for cash or other means and the proceeds therefrom to pay the Mortgage and account for taxes, insurance premiums and other expenses and for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee in consideration of the aforesaid debt, and in order to secure the payment thereof, and in consideration of the fact that the Mortgagor is well and truly indebted to the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee in cash well and truly paid by the Mortgagor 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, as hereafter is restricted therein, situate, lying and being in the State of South Carolina, County of Greenville known and designated as Lot No. 10, East Seven Oaks Drive, Section II, in Chanticleer Subdivision and having, according to a plat of Section II of Chanticleer recorded in the Office of the R.M.C. for Greenville County in Plat Book JJJ, at Page 71, the following metes and bounds, to-wit:

BEGINNING at an iron pin on East Seven Oaks Drive at the joint front corner of Lots 9 and 10 and running thence N. 47-19W, along East Seven Oaks Drive 125 feet to the joint front corner of Lots 10 and 11; thence turning and running along the common boundary of Lots 10 and 11 N. 42-41 E. 170 feet to an iron pin; thence turning and running along the rear of Lot 10 S. 39-25 E. 71.8 feet to an iron pin; thence continuing S. 47-19 E. 54 feet to an iron pin; thence turning and running along the common boundary of Lots 9 and 10 S. 42-41 W. 160.2 feet to the point of beginning.

This property is subject to restrictive covenants and easements of record.

5.23.20



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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

(SEE REVERSE SIDE OF NEXT PAGE)

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