

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

DEC 11 4 13 PM '74
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1380 PAGE 167

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ernest B. Fleenor,

(hereinafter referred to as Mortgagor) is well and truly indebted unto United States Stores, Inc., a South Carolina Corporation,

(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 Two Thousand Two Hundred Sixty and No/100 ----- Dollars (\$ 2,260.00) due and payable

on or before six (6) consecutive months immediately following upon the date hereof,

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

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 and being situate on the South-easterly side of Woodland Way, within the City of Greenville, South Carolina, being known and designated as that portion of the Northern one-half (1/2) of Lot No. 210, adjacent to the Southeastern line of Lot No. 209, according to plat of Cleveland Forest, prepared by Dalton & Neves, in May, 1940, as revised through October, 1950, as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book M, at Pages 56 and 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Woodland Way, at joint front corner of Lots Nos. 209 and 210; thence along the joint line of the said lots, S. 74-29 E., 250.4 feet to an iron pin at joint rear corner of Lots Nos. 209 and 210, on the Northwest side of a 20 foot alley; thence along said alley, on an angle, the chord of which is S. 8-33 W., 17.75 feet to an iron pin on the rear line of Lot No. 210; thence on a straight line through Lot No. 210, N. 75-46 W., 246.4 feet to an iron pin on the front line of Lot No. 210 on the Southeast side of Woodland Way; thence along said Woodland Way, N. 1-14 E., 25 feet to an iron pin at joint front corner of Lots Nos. 209 and 210, the point of beginning.

This is a purchase money mortgage given in the full amount of the purchase price of the property described herein in deed being recorded simultaneously herewith in Deed Volume 1044, at Page 401.

For derivation see deed dated December 16, 1974, recorded in Deed Volume 1012, at Page 456.



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

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