

NO TITLE SEARCH WAS MADE ON THIS CONVEYANCE.

MORTGAGE OF REAL ESTATE—Office of Leatherswood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C. 4564 PAGE 24

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRV
11 50 AM '82
WALKERSLEY
R.M.C.

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

WHEREAS, I, James P. Bates,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jamile J. Francis, his heirs and assigns forever,

Indemnification Agreement

(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 four hundred eighty-two & 38/100 (\$2,482.38)

Dollars ~~XXXXXXXXXXXXXXX~~ due and payable

with interest thereon from _____ at the rate of _____ 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, the Mortgagee's heirs, 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, Greenville Township, at the Northeastern corner

of the intersection of Nona Street and Grove Street, in the City of Greenville, and having the following metes and bounds, according to a plat made by R. E. Dalton in November, 1944:

BEGINNING at an iron pin at the intersection of Grove Street and Nona Street, and running thence with the Northern side of Grove Street, N. 65-32 E. 56 feet to an iron pin; thence N. 20-33 W. 72 feet to an iron pin; thence S. 69-19 W. 60.8 feet to an iron pin on Nona Street; thence with the Eastern side of Nona Street, S. 24-11 E. 75.7 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Fidelity Company and recorded in the RMC Office with Greenville County in Deed Book 422, Page 53, on October 26, 1950.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
FEB 15 1982 \$ 01.00

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

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