STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE 3008 1309 FASE 17

111 1 3 30 PT TOTALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TARKERSLEY

WHEREAS, HAROLD B. HOXTENIC

(heroinafter referred to as Mortgagor) is well and truly indebted unto BANK CF TRAVELERS REST

(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 FIVE HUNDRED THURTY AND 08/100--

in thirty-six (36) payments of \$70.28 per month commencing May 15, 1974, with the final payment due April 15, 1977.

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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 texes, 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, told and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, 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, in Saluda Township, containing 2 acres more or less as shown on plat of Harold Hoxie recorded in plat book SSS at page 470 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Trammell Bridge Road at the corner of Burgess and running thence along the center of said road the following courses and distances, to-wit: N. 57-54 W. 223.1 feet to an iron pin; thence N. 68-54 W. 97 feet to an iron pin; thence N. 80-29 W. 150 feet to an iron pin; thence N. 85-02 W. 200 feet to an iron pin near the southwestern side of said road; thence N. 82-00 E. 785 feet to an iron pin; thence S. 26-00 W. 340 feet to the point of beginning.



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 thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.