

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

Dec 12 1974

MORTGAGE OF REAL ESTATE BOOK 1327 PAGE 345

DOUGLAS S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James D. Kohn

(hereinafter referred to as Mortgagor) is well and truly indebted unto James F. Harrison

(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 One Thousand Seven Hundred Fifty and no/100----- Dollars (\$ 1,750.00) due and payable

in twenty-four (24) equal monthly installments of Seventy-nine and 16/100 (\$79.16) Dollars each, the first payment being due ~~December 4~~, 1974, and a like amount each month thereafter until paid in full, ~~November 20~~,
J.K.

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

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, on the Northwest side of Gap Creek in Cleveland Township, near River Falls, being shown as Lot No. 8 on plat of property of Lowell H. Tankersley, made by J.C. Hill, surveyor, June 10, 1952, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book CC, at page 85, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Gap Creek, at joint rear corner of Lots 7 and 8, and runs thence along the line of Lot 7, N. 36-30 W. 1071 feet, more or less, to an iron pin at joint corner of Lots 7 and 8; thence N. 64-31 E. 141 feet, more or less, to an iron at the rear corner of Lots 8 and 9; thence along the line of Lot 9, S. 36-30 E. 990 feet, more or less, to a point in the center of Gap Creek; thence down Gap Creek following the center line thereof, 151 feet, more or less, to the beginning corner.

THIS being the same property conveyed the Grantor by deed recorded on the R.M.C. Office for Greenville, South Carolina in Deed Book 829 at page 344.

THIS conveyance is made subject to the right-of-way of a county road running across the Southwest edge of the above described property, said road being along the Northwest side of Gap Creek.



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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