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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, A. OTIS DeLANEY and SHARON O. DeLANEY

hereinafter referred to as Mortgagor, is well and truly indebted unto BETTY JO GERRING

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

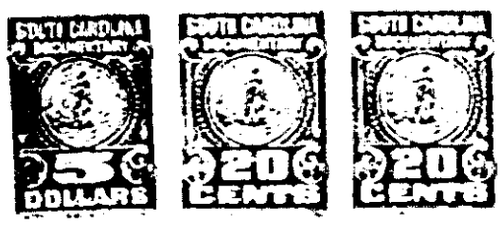
THIRTEEN THOUSAND FIVE HUNDRED & NO/100THS-- Dollars $ 13,500.00 due and payable Two Hundred Seventy Three & 74/100 ($273.74) Dollars on the 8th day of August, 1975, and Two Hundred Seventy Three & 74/100 ($273.74) on the 8th day of each successive month until paid in full; Mortgagor reserves the right to anticipate the whole or any part thereof at any time without penalty; 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, Austin Township, on the northwestern side of Mustang Circle, being shown and designated as Lot No. 28 on a plat of the subdivision of S. I. Ranchettes, Section 1, made by Dalton & Neves, Engineers, dated April, 1965, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book JJJ, at page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Mustang Circle at the joint front corners of Lots Nos. 27 and 28; and running thence along the common line of said Lots, N 38-14 W 601.1 feet to an iron pin; thence S 58-27 W 160 feet to an iron pin; thence S 10-49 W 149 feet to an iron pin; thence S 46-41 E 719.2 feet to an iron pin on Mustang Circle; thence with the curve of the northwestern side of Mustang Circle, N 16-10 W 168.3 feet to an iron pin; thence continuing with the curve of side of Mustang Circle, N 33-43 E 107.5 feet to an iron pin at the beginning corner.



Together with all and singular rights, members, hereditaments, 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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