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DENNIS S. TALKERSLEY
A.M.E.

BOOK 34 PAGE 404

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, James R. Gilreath, Trustee for Kenneth W. Reese and Kenneth L. Nutt under Deed recorded in the BMC Office of Greenville County (hereinafter referred to as Mortgage) is well and truly indebted unto

CHARLES E. UPCHURCH

(hereinafter referred to as Mortgage) as evidenced by the Mortgage, the terms of which are incorporated herein in reference to the sum of Four Hundred Thirty-Seven Thousand One Hundred 000.00 feet to an iron pin; thence N. 42-22 W. 471.1 feet to an iron pin; thence N. 75-59 E. 1,258.7 feet to a point in the center of Watkins Bridge Road; thence with the center of Watkins Bridge Road, S. 31-49 E. 423.52 feet to a point; thence leaving said road and running S. 58-09 W. 181.7 feet to a point on the right of way of a Duke Power Company transmission line right of way; thence with said right of way line S. 33-54 E. 124.3 feet to a point; thence leaving said Duke Power right of way and running N. 80-03 E. 13.99 feet to a point in the line of property now or formerly of Direct Oil Company; thence with said Direct Oil line, S. 32-34 E. 175 feet to a point on the northern side of Sulphur Springs Road, being the point of beginning.

TRACT NO. 745

ALL that certain piece, parcel or tract of land, situated, lying and being on the northern side of Sulphur Springs Road and the western side of Reedy River in Greenville County, South Carolina, being shown and designated as the eastern portion of Tract "B" on plat entitled "Property of Ruby A. Graham, et al" by Emright Associates, dated February 4, 1972 (continued on attached sheet)

Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way incident or appurtenant, and all of the rents, issues, and profits which may now or hereafter accrue, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed 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, his heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafter described in fee simple absolute, that it has good right and a lawful authority 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, his heirs, from and against the Mortgagee and all persons whomsoever lawfully claiming the same in any part thereof.

RECORDING FEE
PAID 7.00

FILED
GREENVILLE CO. S.C.
FEB 10 10 13 AM '75

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