

MAR 6 3 31 PM '74

DONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE

BOOK 1303 PAGE 459

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

WHEREAS, CHARLES BEDELL DEMPSEY and MARIE J. DEMPSEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRED M. TRAMMELL

(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 SIX HUNDRED TWENTY-FIVE and No/100-----Dollars (\$13,625.00) due and payable Two Hundred Fifty and No/100 (\$250.00) Dollars on the 5th day of April, 1974, and Two Hundred Fifty and No/100 (\$250.00) Dollars on the 5th day of each month thereafter until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-annually.

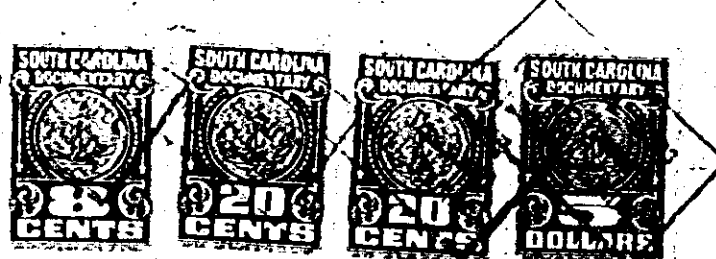
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being located in Piedmont Estates as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 123 and Plat Book KK at Page 45, and being shown as Lots Nos. 144 and 145 in Block 1 on Sheet P8 in Greenville County Block Book.

Said Lot 144 is described as follows according to said plat: BEGINNING at an iron pin on Omar Avenue at the rear corner of Lot No. 104, and running thence along the rear line of Lots Nos. 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 and 115, N. 66-0 W. 737.1 feet to iron pin rear corner of Lot No. 115; thence in a northeasterly direction 154.1 feet to an iron pin on Mark Clark Street as shown on plat; thence along said Mark Clark Street to iron pin at the intersection of Mark Clark Street and Omar Avenue as shown on said plat; thence along Omar Avenue to the beginning corner.

Said Lot 145 is described as follows according to said plat: BEGINNING at an iron pin on Omar Avenue at the rear corner of Lot No. 103, and running thence along the rear line of Lots Nos. 103, 102, 101 and 100, S. 66-0 E. 214.1 feet to iron pin on 20 ft. alley; thence along said alley as shown on said plat, to iron pin at joint rear corner of Lots 98 and 99; thence along the rear line of Lot No. 99, N. 1-48 E. 143.6 feet to iron pin on Mark Clark Street and Omar Avenue; thence along Omar Avenue to 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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