

JUN 30 3 36 PM '71

BOOK 1197 PAGE 170

HORTON, DRAWDY, DILLARD, MARCHBANKS, OLIVER, FARNSWORTH, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

R.M.C.

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EDWARD G. ANDREWS & BELTON R. O'NEALL, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE P. WENCK

(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 Nine Thousand Five Hundred and No/100-----

Dollars (\$ 9,500.00) due and payable

in monthly installments in the sum of \$129.53 each, commencing on August 1, 1971, and continuing thereafter on the first day of each month in the sum of \$129.53 until paid in full, all payments to apply first to interest with balance to principal,

with interest thereon from date at the rate of SEVEN 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 piece, parcel or tract of land containing 2 acres, more or less, near the Western side of the Old Augusta Road (now known as Donaldson Road) in Gantt Township, Greenville County, South Carolina, being a portion of the George S. Rainey property containing 2 acres, more or less, and having according to a plat of the Property of Belton O'Neall, Jr. and Edward G. Andrews, dated June 15, 1971, made by Jones Engineering Service, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4J, page 59, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwesternmost corner of property now or formerly owned by Marcelle Coker (said iron pin being located N. 80-50 W., 78.3 feet from an old iron pin on the Western side of Donaldson Road) and running thence S. 1-45 W., along the line of the latter mentioned property, 125 feet to an iron pin on the Northern side of a 40-foot County Road; thence along the Northern side of the County Road, N. 80-50 W., 391.7 feet to an iron pin; thence continuing along said side of said 40-foot County Road, S. 69-35 W., 74.4 feet to an old iron pin on the Eastern side of the right of way of the Southern Railroad Company (Airbase Spur Track); thence along the Eastern side of said Railroad right of way, N. 13-40 E., 259 feet to an iron pin; thence along the line of property now or formerly owned by John New, S. 80-50 E., 307 feet to an iron pin; thence along the line of property now or formerly owned by Waco Childers, S. 1-45 E., 100 feet to an old iron pin; thence continuing along said line, S. 80-50 E., 131.7 feet to an iron pin, the beginning corner.

This is a purchase money mortgage.

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.