

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

BOOK 1244 PAGE 475

JUL 19 1 31 PM '72

ELIZABETH RIDDLE
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmy Aubrey and Buford Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Celestine P. Bailey (OLD ALLEN)

(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 Twenty-Six Hundred and no/100

Dollars (\$2,600.00) due and payable

in equal monthly installments of One Hundred and no/100 (\$100.00) Dollars per month beginning on the 18th day of August, 1972, and on a like date 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: 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, and containing 19.7 acres, more or less, and being a portion of Tract No. 2 as shown on Plat of the property of W. B. Allen estate and William C. Allen prepared by C. L. Riddle and having, according to said plat, the following mete's and bounds, to-wit:

BEGINNING at a point in the center of a county road which point is 1779.2 feet from the intersection of said county road and Old Buncombe Road running thence with the center of said county road S. 75-53 W. 24.7 feet; S. 73-28 W. 282.8 feet and S. 49-18 W. 750 feet; thence leaving said road N. 0-25 E. 1163.9 feet; thence N. 32-15 E. 301.1 feet; thence N. 70 E. 486.4 feet; thence S. 13-15 E. 1,036.3 feet to the point of beginning.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 11 PAGE 208

5/18 OCT 72
Elizabeth Riddle
11/17/75