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GREENVILLE CO. S. C.

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BOOK 1407 PAGE 227

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Cleveland G. Buchanan and Brenda S. Buchanan

(hereinafter referred to as Mortgagor) is well and truly indebted unto John C. Jarrard, Sr.

(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 One Thousand One Hundred Thirteen and no/100-----

-----Dollars (\$1113.00) due and payable
a cash payment of \$50.00 on September 15, 1977 and a like payment of \$50.00 cash on the 15th day of each and every successive month thereafter until paid in full

with interest thereon from Aug. 15, 1977 at the rate of 6% per centum per annum, to be paid: annually on the unpaid balance on Aug. 15 on each successive year thereafter until paid in full. The first annual interest payment will be due Aug. 15, 1978.

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 farther 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, Cleveland Township, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of Storey Street bounded on the west by lands of Granville Buchanan; thence running with the lands of Granville Buchanan, N. 36-21 W. 100 feet to an iron pin at the joint corner of lands owned by Pritchett and Granville Buchanan; thence running with Pritchett land, N. 60-15 W. 200 feet to the western edge of Storey Street; thence following the western edge of said Storey Street about 250 feet to the beginning corner.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This being the same property conveyed by deed recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 992 at Page 102. See also Book 879, Page 204. This is also the same property conveyed by Deed of William A. Edwards to Cleveland G. Buchanan and Brenda S. Buchanan and recorded in R.M.C. Office for Greenville County in Book No. 1062 at Page 684, on August 16, 1977.

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STATE OF SOUTH CAROLINA
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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