

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.
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MORTGAGE OF REAL ESTATE

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

WHEREAS, GEORGE O'SHIELDS BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto EVELYN N. GARRETT

(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-EIGHT THOUSAND FOUR HUNDRED & 00/100-Dollars (\$28,400.00) due and payable

IN FIVE (5) ANNUAL INSTALLMENTS OF \$5,680.00 EACH, WITH THE FIRST INSTALLMENT DUE ONE YEAR FROM DATE OF THIS NOTE AND DUE ON THE SAME DATE EACH YEAR UNTIL PAID IN FULL;

with interest thereon from date at the rate of NINE per centum per annum, to be paid: ANNUALLY, WITH INSTALLMENT

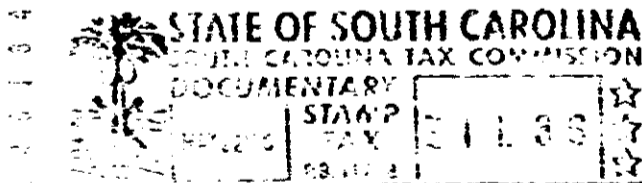
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, shown on the Greenville County Block Book Records as Lots M-3.1-1-22, located on Murray Drive and Lot M-3.1-1-23, located on Murray Drive and Hyde Circle; less however, that certain right of way granted to S.C. State Highway Department through Condemnation proceedings and satisfaction of said judgment on May 31, 1977. For further description of said right of way, please refer to Judgment Roll 77-2362.

This is the same property conveyed to Evelyn N. Garrett by deed of Mary N. Shaver and Joe Thomas Nabors, (same as Thomas P. Nabors) as recorded in deed book 927 at page 100 and conveyed to the mortgagor by deed of Evelyn N. Garrett, to be recorded of even date herewith.

It is understood and agreed that there shall be no pre-payment of this loan.



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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 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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