

GREENVILLE, S.C.

FEB 6 2 04 PM '74

DOHNIE S. TANKERSLEY
R.M.C.

BOOK 1301 PAGE 255

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 21 PAGE 436

WHEREAS, We, John Hall & Lizzie S. Hall

(Hereinafter referred to as Mortgagor) is well and truly indebted unto Ansel A. Dacus and Annie L. Dacus

(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

Five Thousand Eight Hundred and no/100-----Dollars (\$ 5,800.00) due and payable

with interest thereon from date at the rate of eight per centum per annum, to be paid: in One Hundred Eight equal monthly payments at the rate of Seventy-Five and 52/100 (\$75.52) Dollars per month.

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 Mortgagee in hand well and truly paid by the Mortgagor 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 being known and designated as Lot No. 3 of the property of W. E. McCain, as shown on plat of said property recorded in the R.M.C. Office in Plat Book H at Page 174 said plat having been made by C. M. Furman, Jr., Engineer, November 11, 1927, said lot has a frontage of 42 feet on the Old Spartanburg Road and runs back in parallel lines 150 feet, being on the North side of said Old Spartanburg Road.

Said property having been conveyed to Grantor herein, by deed of Henry P. Willimon, dated January 23, 1947, and recorded in the R.M.C. Office for Greenville County in Deed Book 306 at Page 105.

All that certain piece, parcel, or lot of land situate, lying, and being in Greenville Township, Greenville County, State of South Carolina, and being known and designated as the eastern portion of Lot No. 2, as shown on a Plat of McCain property, dated November 11, 1927, and recorded in the R.M.C. Office for Greenville County, State of South Carolina, in Plat Book H at Page 174, and being more particularly described as follows:

BEGINNING at an iron pin at the joint front corners of lots No. 2 and 3 on Spartanburg Road, and running thence N. 66-02 W. 10 feet to an iron pin (being 10 feet off the frontage of Lot No. 2); thence N. 23-58 E. 150 feet to an iron pin in the rear line of Lot No. 2; thence S. 66-02 E. 10 feet to the joint rear corner of Lots No. 2 and 3; thence with the joint line of Lots No. 2 and 3, S. 23-58 W. 150 feet to the beginning corner.

The intent and purpose of this deed is to convey a strip off the eastern side of Lot No. 2 measuring 10 feet by 150 feet.

This is the identical property conveyed to the Grantor by deed of C. D. Dogan, recorded in the R.M.C. Office for Greenville County, in Deed Book 452 at Page 171, dated February 28, 1952.

FILED
GREENVILLE, CO. S.C.

FEB 14 12 47 PM '74

TANKERSLEY

R.M.C.

DOHNIE S. TANKERSLEY
R.M.C.
FEB 14 1974

20253

RECORDING FEE
PAID \$ 1.00



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appurtenant, 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.

4328-11-2