

FILED
GREENVILLE CO. S. C.

BOOK 1244 PAGE 525

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

AUG 14 11 40 AM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, C. E. Bullock

(hereinafter referred to as Mortgagor) is well and truly indebted unto Deposit Guaranty National Bank

(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 Hundred Five thousand and no/100

Dollars (\$ 105,000.00 due and payable

Five (5) months after date

with interest thereon from date at the rate of $7 \frac{1}{2}$ per centum per annum, to be paid:

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 being more fully described as follows:

BEGINNING on the northeastern side of White Horse Road (Also known as S. C. Highway 250) and shown as a portion of Tract 4 on Plat of Property of J. H. Ware Estate, recorded in Plat Book "A" page 170 in the R.M.C. Office for Greenville County, S. C., and according to plat entitled "Property of Stanley Kate, dated December 9, 1971 by Campbell and Clarkson Surveyors, Inc.", having the following metes and bounds, to-wit:

BEGINNING at an iron pin (POB) at the Northeast intersection of White Horse Road (S.C. Highway 250) and a proposed road, thence running N. 30-38 W. 100 feet along the right-of-way of White Horse Road to an iron pin; thence N. 32-36 W. 60 feet still with the right-of-way of White Horse Road to an iron pin; thence running N. 61-34 E. 160 feet to an iron pin; thence running S. 31-21 E. 160 feet to an iron pin at the right-of-way of a proposed road; thence running along the right-of-way of the proposed road S. 61-34 W. 160 feet to point of beginning.

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.