FILED

NORTGAGE OF REAL ESTATE - PHEDRED BY EDWARDS & NOPHERSON, Automers at Law

STATE OF SOUTH CAROLINA / HEY 20 129 17 13 - Green, S. C.

300x 1295 PAGE 641

COUNTY OF GREENVILLE

DONNIE S.TANKERSLET

R.H.CTO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wade T. Rainey

(hereinafter referred to as Mortgagor) is well and truly indebted un to Shelby Gene Joines

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand and No/100ths

60 equal monthly installments of Thirty-Right and 67/100ths (\$38.67)
Dollars each commencing on the 16th day of December, 1973 and continuing on the same day of each successive month thereafter until paid in full.

with interest thereen from date at the rate of Six per centum per announ, to be paid: same time as aforementioned

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 Martgagor, 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has gramed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

MAKEN XROK KIKAMIK KAKUMIKK XKUMIK KAKAMIK KAKAMIK MAKAMIK KAKOKUMIK KAKAMIK MINIK KIMIK K Magakamik manamik makamik kakumik kakamik makamik m

All that piece, parcel or lot of land in Greenville County, State of South Carolina, on Groce Meadow Road, and shown on plat prepared by C. O. Riddle, Reg. L. S., as Property of James David Coster, dated September, 1972, and being described according to said plat by the following metes and bounds, to-wit:

BEGINNING at a railroad spike in Groce Meadow Road, which said spike is 300 feet from Fews Bridge Road, and running thence N. 11-31 B. with line of property of Betty Banks, 290.6 feet to old iron pin; thence with other property of grantor, S. 81-05 E. 12 feet; thence S. 78-10 E. 258.8 feet to old iron pin and stone; thence S. 59-34 W. 135.7 feet to old iron pin and stone; thence with Barbare line, S. 9-20 W. 128.35 feet to old iron pin; thence S. 2-44 E. 79.75 feet to center of Groce Meadow Road; thence N. 76-37 W. 182.3 feet to the point of beginning, and containing, according to said plat, 1.28 acres.



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 thereform, 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 fawfully 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever famfully claiming the same or any part thereof.

C'M ACET