STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE JAN 8 2 17 PH '74

MORTGAGE OF REAL ESTATE

880x 1299 PAGE 305

DONNIE S. TANKERSTE ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANKLIN LEE CAPE AND WANDA CHASTEEN CAPE

(hereinafter referred to as Mortgagor) is well and truly indebted un to FRED C. KING

In monthly installments of One Hundred and no/100 (\$100.00) Dollars per month, commencing on the 1st day of February, 1974, and continuing on like date each month thereafter until paid in full

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or 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 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 truty 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:

"ALL that certain piece, percel 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, being shown and designated as One (1) acre, more or less, on a plat entitled "Map Showing Lot of Fred C. King as Purchased from Mrs. Ruth S. King" prepared by B. R. T. Todd, Surveyor, dated August 16, 1952, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the center of Dunklin Bridge Road, said point being the joint corner with property now or formerly of Mrs. Ruth S. King and running thence along the center of Dunklin Bridge Road, S<sub>7</sub>,68 E. 209 feet to a point in the center of said road; thence along the joint property line now or formerly of Mrs. Ruth S. King, S. 27 W. 209 feet to a point; thence continuing along the joint property line now or formerly of Mrs. Ruth S. King N. 63 W. 209 feet to a point; thence continuing along the joint property line now or formerly of Mrs. Ruth S. King, N. 27 E. 209 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed of Fred C. King to be recorded on even date herewith.

It is hereby agreed and understood by the Mortgagors that in the event of the death of Fred C. King, said mortgage payments shall be made to Junius C. King or Ansel A. King.



Together with all and singular rights, members, herditaments, and appurtenences 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 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.