$-1395 \approx 703$ 

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GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

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

ONNIE S.TANK R.M.O

WHEREAS, | |

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I. M Ray Bracken

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dewey Michael Bracken Route 1, Box 71
Williamston, South Carolina

(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

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, near Piedmont, South Carolina, and according to a plat by John C. Smith, Surveyor, dated October 3, 1973, as revised December 3, 1975, and recorded in Play Book 4-0, at Page 327, said tract is known and designated as Tract B, contains 15.07 acres, more or less, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin, which iron pin is located North 53-14 East 544 feet from an iron pin on the right-of-way of County Road S 23-27; running thence from the beginning corner North 53-14 East 662.3 feet to an iron pin; thence South 64-36 East 860 feet to an iron pin; thence South 35-34 West 545.8 feet to an iron pin; thence South 45-58 West 163.7 feet to an iron pin; thence North 64-37 West 673.2 feet to an iron pin on the right-of-way of the highway; thence North 47-45 West 359.4 feet to an iron pin, the point of BEGINNING.

ALSO: A right-of-way twenty (20) feet in width along the southeast of Tract A from a point on the County Road into the lot herein conveyed.

This is the identical lot of land covneyed M. Ray Bracken by Dewey Michael Bracken by deed recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Book <u>LO48</u>, at Page 345 12-21-76.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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