

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

JUN 1 1972



BOOK 1235 PAGE 529

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, W.D. Rumsey and Beulah S. Rumsey

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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 thousand fifty and no/100- - - - - Dollars (\$ 1,050.00 ) due and payable  
\$50.00 per month until principal and interest are paid in full-

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually from date hereof

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, Chick Springs Township, about one-half mile south from the Town of Greer, lying on the east side of the New Pelham Road, adjoining lands now or formerly owned by D.D. Davenport Estate, Bennie Reaves, Mrs. Brannon, Mrs. J.R. Bell, Smith and Others, and having the following courses and distances:

BEGINNING at an iron pin on the east side of New Pelham Road (pin one foot and 8 inches from corner in road ditch.), formerly J.O. Stokes corner, and runs thence S. 82.30 E. 450 feet with the Stokes Line to an iron pin on the Davenport Estate line (pin on bank of ditch); thence with the line of property formerly owned by Davenport Estate S. 16 E. 427 feet to stone 3x; thence N. 82.30 W. 195 feet and 3 inches to iron pin in center of small branch; thence with branch as the line N. 7 W. 150 feet to stake in bend of branch (stake on east bank); thence N. 21 W. 75 feet to iron pin in center of branch (iron pin on east bank of branch 2 1/2 feet from corner of branch; thence parallel with the line of property formerly owned by Stokes N. 82.30 W. 334 feet to iron pin on east side of New Pelham road (pin one foot and 8 inches from corner in ditch.); thence with the said Road N. 1.45 E 182 feet to the beginning corner, containing Two and ninety-eight (2.98) Acres, more or less.

ALSO, all of that other parcel or lot of land adjoining the above described tract, having the following courses and distances :

BEGINNING at the Johnson Corner on the new Pelham Road, and runs thence with said road S. 1.00 W. 3 feet to a stake; thence 217 feet to a stake in branch ; thence up the meanderings of said branch (due north 86 feet) to a stake on the original line; thence S. 83 E. 200 feet to an iron pin on the line of property formerly owned by Davenport Estate; thence N. 16.20 W. 109.2 feet to an iron pin; thence N. 83 W. 450 feet to an iron pin on said road, the beginning corner.

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.