

REGULATION NO. 22  
COMPLIED WITH

BOOK 1265 PAGE 493

MORTGAGE OF REAL ESTATE—Office of Hubert [unclear], Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
FEB 11 11 58 AM '73  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, We, DONALD SIMS & B. MACK BOGER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CENTRAL REALTY CORPORATION

(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 SIXTEEN THOUSAND FIVE HUNDRED AND NO/100- - - - -

----- Dollars (\$ 16, 500.00 ) due and payable

\$3,300.00 per year, and Purchaser to have privilege of anticipation on note and mortgage after one year,

with interest thereon from date at the rate of 7 per centum per annum, to be paid: Annually

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, being shown on a plat of R. F. & Lucy Reid, et al, according to a survey made by C. O. Riddle, Engineer, October, 1965, as a portion of Tract B-1 containing 0.63 acres and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Tracts B-2 and B-1 on Roper Mountain Road (State Road 183) and running thence along said Roper Mountain Road N. 28-03 E. 50 feet; running thence N. 31-56 E. 102.5 feet to an iron pin; running thence S. 60-22 E. 160.4 feet to an iron pin; running thence S. 13-00 W. 150 feet to the rear corner of Lots B-1 and B-2; running thence along the joint line of said lots N. 62-33 W. 206.5 feet to an iron pin, the beginning corner.

ALSO: ALL that other piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Tract C-1 and containing 0.19 acres on plat of property of R. F. & Lucy Reid, et al, made by C. O. Riddle, Engineer, October, 1965, and being triangular in shape and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Tracts C and C-1 and running thence S. 62-16 E. 150.2 feet to an iron pin; running thence S. 81-00 W. 186.6 feet to an iron pin at joint rear corner of Tracts C and C-1; running thence N. 27-22 E. 111.7 feet to the beginning point.

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 thereon, and including all heating, plumbing and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner. To wit: the intention of the parties to the deed of 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 hereinafore 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.