

FILED
GREENVILLE CO. S. C.

BOOK 1267 PAGE 597

FEB 23 9 00 AM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

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

REGULATION NO. 2
COMPLIED WITH
1/4 etc

George Skenteris and Bill Conits

(Hereinafter referred to as Mortgagor) is well and truly indebted unto Mavis Barfield (McClure)

(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

Thirteen Thousand Five Hundred and No/100----- Dollars (\$ 13,500.00) due and payable
in consecutive, monthly installments of \$90.31 each, said payments beginning on
March 15, 1973, and continuing monthly thereafter on the same date in each succeeding
month until the said sum, with interest, shall be fully paid in full,

with interest thereon from _____ date _____ at the rate of SIX _____ per centum per annum, to be paid: monthly.

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:

TRACT NO. 2:
"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; on the eastern side of Buncombe Road designated

as a portion of Lot No. 11 on a plat entitled "Property of Mountain City Land and Improvement Company" made by J. M. Southern, October 10, 1895, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Buncombe Road at the joint front corner of the property of Conits and Skenteris and running thence with the line of Conits and Skenteris property, N. 66 1/4 E. 201 feet, more or less, to an iron pin; thence, S. 23 1/4 E. 25 feet to an iron pin; thence continuing, S. 23 1/4 E. 20 feet to an iron pin; thence with line of Tract No. 1 described herein, S. 66 1/4 W. 192 feet, more or less, to an iron pin on the eastern side of Buncombe Road; thence with Buncombe Road in a northerly direction 45 feet, more or less, to the beginning corner.

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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.