FILED MORTGAGE OF REAL ESTATE -

BOOK 1273 PAGE

Ų

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

AFR 18 4 21 TO ALL WHOM THESE PRESENTS MAY CONCERNS

DONNIE S. TANXERSLEY

WHEREAS, JANE A. HOWARD AND JOE P. HOWARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK

\$158.23 per month commencing June 5, 1973, and \$158.23 on the 5th day of each and every month thereafter until paid in full.

миринения и макетерия и макет

李明哲 人名里克 网络外孢子 医水蜂

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 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 truly paid by the Mortgagoe 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 Mortgagoe, its successors and assions:

"ALL that certain place, parcel or tot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate on the southern side of Buckhorn Road in Chick Springs Township, being shown as Lot 7B, Section 1, on page P 35 of the County Block Books and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of Buckhorn Road and running thence S. 10-30 W. 363 feet, more or less, to an iron pin; thence S. 76-40 E. 330 feet to an iron pin at corner of Alton L. Arms (deed book 619 at page 417); thence N. 1-40 E. 426.7 feet to an iron pin on Buckhorn Road; thence with the southern side of Buckhorn Road, N. 78 W. 264.6 feet to the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land, situate, lying and being on the northwestern side of State Park Road near the City of Greenville, County of Greenville, State of South Carolina, being the rear portion of part of the property shown on a plat of property of Terry H. Dean, dated March 13, 1967 prepared by Campbell & Clarkson, Engineers and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of said property said point being a common corner of the property of the grantor and the grantees and running thence S. 10-30 W. 150 feet to an iron pin; thence S. 76-40 E. 329.8 feet to a point; thence N. 10-30 E. 150 feet to an iron pin, a corner of grantee's property; thence with their joint line N. 76-40 W. 329.8 feet to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or opportaining, and of all the cents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures new 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 reat estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgageo, its hoirs, successors and assigns, forever.

The Martgager 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 encumbes the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Martgager further covenants to warrant and forever defend all and singular the said premises unto the Martgages ferover, from and against the Martgages and all persons whomsoever lawfully claiming the same or any part thereof.