

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
mc

FILED
GREENVILLE CO. S. C.

BOOK 1278 PAGE 221

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MORTGAGE OF REAL ESTATE
DORRIS S. TANKERSLEY
R.H.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LAWRENCE E. McNAIR and DONALD D. GREER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELIZABETH H. TINSLEY,

(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 Twenty-eight Thousand Four Hundred and no/100
-----Dollars (\$28,400.00) due and payable

In two (2) equal annual installments, the first such payment due on January 15, 1974 in the principal amount of \$14,200.00, plus accrued interest, and the second and final installment due on January 15, 1975;

with interest thereon from date at the rate of Seven per centum per annum, to be paid: as per the terms of the Note executed of even date herewith;

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 re'seize 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

ALL that certain piece, parcel or tract of land, situate, lying and being in Greenville County, S. C., on the northern side of Rutherford Road and being more fully described according to a plat entitled "PROPERTY OF ELIZABETH H. TINSLEY", prepared by Campbell & Clarkson, Surveyors, Inc., and dated February 20, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Rutherford Road, 215 feet north from the intersection of Rutherford Road and Green Meadow Lane and running thence N. 51-43 W. 252.5 feet to an iron pin; thence N. 51-24 W. 54.85 feet to an iron pin; thence N. 36-29 W. 119.5 feet to an iron pin; thence N. 63-29 E. 87.5 feet to an iron pin; thence S. 71-17 E. 127.8 feet to an iron pin; thence S. 63-35 E. 272.8 feet to an iron pin on Rutherford Road; thence with the edge of said Rutherford Road, S. 38-49 W. 210 feet to an iron pin, the point of beginning.

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 and singular the said premises unto the Mortgagee forever, firm and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.