

REGULATION NO. 22  
COMPLIED WITH  
COUNTY OF GREENVILLE  
SOUTH CAROLINA

FILED  
GREENVILLE CO. S. C.

BOOK 1278 PAGE 761

MAY 28 4 41 PM '72  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert W. Colvin and Hattie W. Colvin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. B. Colvin, his heirs and assigns forever,

(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 **Eleven-Thousand Five-Hundred and no/00**

Dollars (\$ 11,500.00 ) due and payable

on demand,

with interest thereon from **May 8, 1972** at the rate of **Six (6)** per centum per annum, to be paid: **on demand**

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, being known and designated as lots Nos. 18 and 19, in what is known as Lake View Heights, property of Mrs. Bessie & I. M. Wood Estate, as shown on a subdivision and plat of same made by H. S. Brockman, Reg. Surveyor, dated November 2, 1959, said plat being of record in the R.M.C. Office for Greenville County in Plat Book RR, page 19 and having the following metes and bounds and courses and distances as shown by said plat, to-wit:**

**BEGINNING at an iron pin on bank of Woodfield Drive and running thence N. 15-55 W. 180 feet to a point on Duke Power Company right-of-way, thence S. 74-05 W. 200 feet to the rear corner of lots 17 and 18, thence S. 15-55 E. 180 feet to a point on Woodfield Drive, thence N. 74-05 E. 200 feet to the point of beginning. The above lots are conveyed subject to the Protective Covenants applicable to all the lots in this subdivision known as Lake View Heights, near Greer, S. C., which are of record in the RMC Office for said County in deed book 645 at page 437.**

**This being the same tract of land as conveyed to the Mortgagors herein by deed from Bessie W. Massey, dated May 8, 1972, and being duly recorded in the Office of R.M.C. for said County in deed book 943 at page 195."**

**This is a second mortgage.**

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; 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.