

MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S.C.
TO ALL WHOM THESE PRESENTS MAY COME

BOOK 1293 PAGE 105

FILED
OCT 13 12 04 PM '73
EDWIN S. TANKERSLEY
R.M.C.

WHEREAS, A & B PROPERTIES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Amos F. Parker, Elma Parker Parker and Helen Parker

(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 Thirty-Five Thousand and No/100

-----Dollars (\$35,000.00) due and payable

at the rate of \$3,500.00 per year on principal beginning one year from date, together with interest at the rate of 6% on the declining unpaid balance payable yearly

~~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:~~

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, at the end of Parker-Slatton Road and being shown as a 65.2 acre tract on plat prepared by Carolina Surveying Company dated October 9, 1973, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the approximate center of Parker-Slatton Road, common corner of the within described property and that of R.C. Slatton and running thence with the Slatton line as follows: N.40-30 E. 205.3 feet; N.31-30 W. 128 feet; N.80-35 E. 460 feet; N.9-00 W. 350 feet to a point in the center of Enoree River; thence with the center line of the Enoree River as the line, as follows: N.71-30 E. 800 feet; N.70-10 E. 700 feet; N.88-45 E. 200 feet; S.45-15 E. 200 feet; S.0-15 W. 393 feet; S.20-50 E. 900 feet; S.37-15 E. 400 feet; S.19-15 W. 132 feet; N.84-05 W. 600 feet; S.71-20 W. 200 feet; N.67-45 W. 100 feet; N.39-30 W. 100 feet; N.28-10 W. 150 feet; N.75-15 W. 600 feet; S.80-30 W. 483 feet; thence N.37-00 W. 32 feet to the common line of the within described property and that of R. C. Slatton; thence with the Slatton line N.63-30 W. 715.7 feet to a point in the approximate center of Parker-Slatton Road, 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 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 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 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.

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