

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
DONNIE S. TANKERSLEY
R.M.C.

DEC 27 4 41 PM '73

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

BOOK 1298 PAGE 475

WHEREAS, We, Alvin Dean Childers and Naomi K. Childers,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Fannie M. Childers, her 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 Two-Thousand and no/00

Dollars (\$ 2,000.00) due and payable
in monthly installments of \$50.00 each, said payments beginning this date and
continuing each month hereafter until paid in full,

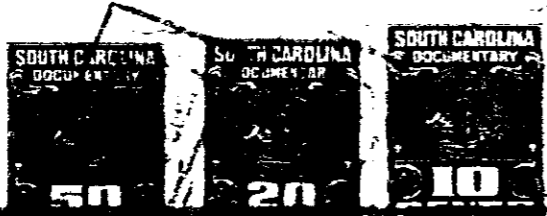
with ^{no} interest thereon from date at the rate of _____ per centum per annum, to be paid:

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, being shown on a plat of Fannie M.
Childress and Hoyle Brown, prepared by Jones Engineering Service, September
16, 1971, and being a portion of Lot No. 1, and according to said plat has
the following courses and distances:

BEGINNING at an iron pin on Pinnacle Drive and running thence S. 66-
22 E. 36.2 feet to an iron pin on said Pinnacle Drive, thence N. 72-55 E. 174
feet to a point on Pinnacle Drive, thence N. 19-39 W. approximately 112.4 feet
to a point on the line of Lot No. 2, thence S. 72-26 W. 45 feet to an iron
pin on line of Lot No. 2, thence S. 85-50 W. 155.2 feet to an iron pin on
bank of Pinnacle Drive, thence S. 19-39 E. 123 feet along Pinnacle Drive to
the point of beginning.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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 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.