

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Mann, Foster, Ohmsted & Bailey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C. MORTGAGE OF REAL ESTATE :

BOOK 1180 PAGE 363

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT D. TINSLEY AND SARA R. TINSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto KING'S, INC.

(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 Two Hundred and No/100-----

Dollars (\$ 2,200.00) due and payable

in monthly installments of Fifty (\$50.00) Dollars per month, first payment commencing on March 1, 1971, and continuing on the 1st day of each and every month thereafter for twenty-four months. Upon the twenty-fifth month, the entire balance will become due and payable.

with interest thereon from ---date at the rate of eight per centum per annum, to be paid: monthly

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, located on the northwestern side of Claxton Drive, and being shown and designated as Lot 102 on a plat of Farmington Acres, recorded in the RMC Office for Greenville County in Plat Book RR, Page 106 and 107, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern edge of Claxton Drive, joint front corner of Lots 101 and 102, and running thence with the northwestern edge of Claxton Drive S. 52-45 W., 90 feet to an iron pin, joint front corner of Lots 102 and 103; thence running with the line of Lot 103 N. 37-15 W., 150 feet to an iron pin; thence N. 52-45 E., 90 feet to an iron pin; thence running with the line of Lot 101 S. 57-15 E., 150 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of Cameron-Brown Company recorded in the RMC Office for Greenville County in Mortgage Book 993, Page 517.

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.