

STATE OF SOUTH CAROLINA **FILED** GREENVILLE CO. S. C. 5007 1288 PAGE 285
COUNTY OF Greenville REG 17 3 04 PM '73 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Dean Vickers & Lois Vickers

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Wesley Price

(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 & No/100-----Dollars (\$ 2000.00) due and payable
at the rate of One Thousand & No/100 (\$1000.00) Dollars each consecutive year,
thereafter, until paid in full, with first payment due one year from date,

with interest thereon from date at the rate of 6% 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 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, Cleveland Township, a short distance north of Geer Highway, containing .62 acre, and having the following metes & bounds, according to a survey and plat made by W. A. Hester, 8/6/49: BEGINNING at a maple on a branch, said corner being the southeast corner of the tract conveyed to Lloyd G. Price on 8/8/49, and running thence with the line of Lloyd G. Price tract S. 63- $\frac{1}{4}$ W. 2.90 chs. to a county road; thence with said county road S. 35 E. 2 chs. to an I. P.; thence N. 60- $\frac{1}{2}$ E. 3.32 chs. to Poplar on branch; thence with said branch N. 45 W. 2 chs. to the beginning corner, being a portion of the same property conveyed to Fred Kelley & Emma J. Kelley by Natalie P. Cleveland, et al by Deed dated 5/29/46, recorded in the RMC Office for County & State aforesaid, in Book 292, Page 325. This is the same property conveyed to Wesley Price by Deed of Fred Kelley & Emma J. Kelley on August 8, 1949, recorded in RMC Office for County & State aforesaid in Book 389, Page 325.

ALSO, all that piece, parcel or lot of land in Cleveland Township, County & State aforesaid, a short distance north of Geer Highway, and containing one-fifth ($\frac{1}{5}$) acre, more or less, and having the following metes and bounds, according to Plat of Survey prepared by Terry T. Dill Reg CE&LS No 104:

BEGINNING at an I. P. in county road and running N 62-16 E 192.7' to maple; thence N 21-05 W along line of branch 18' to I. P.; thence S 57-42 W 105' to I. P.; thence N 25-30 W 100' to corner I. P.; thence S 72-00 W 25' to center line of abovementioned county road; thence S 18-00 E 30' to bend in said road; thence S 18-35 W 100' along line of said road; thence S 35-00 E 14' to point of beginning. This is a part of that property conveyed to J. W. Price & Georgia Price by Deed of Lloyd G. Price, being recorded in the RMC Office for Greenville County, State of South Carolina, in Book 433, Page 321. Also, this is a part of that property conveyed to the said Lloyd G. Price by Deed, on 8/8/49, being recorded in the RMC Office for County & State aforesaid, in Book 398, Page 485. The abovementioned Georgia Price, wife of the said J. W. Price, died on March 26, 1967. For further reference see Probate Court Files for Greenville County, State of South Carolina.



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 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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