

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

APR 13 3 22 PM MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: 1129 213

WHEREAS, Dewey M. Tumblin and Fred M. Tumblin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Broadus S. Coleman, Vernon R. Cooper, Harold L. Cooper and Paul H. Bentley

(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 **Twenty-seven Thousand Six Hundred and No/100** Dollars, \$27,600.00; due and payable \$349.63 on May 1, 1978 and a like amount on the first day of each month thereafter until paid in full with interest first deducted and balance to principal,

with interest thereon from date at the rate of **nine** per centum per annum, to be paid: **monthly**, included in the above payment.

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**, Town of **Fountain Inn**, fronting on **Ellison Street** and **Jones Street**, and being more fully described in accordance with plat made by **Jones & Associates** dated **September 16, 1973**, to-wit:

BEGINNING at an iron pin on the Southern side of Ellison Street, said iron pin being joint corner with one-acre tract previously conveyed, and running thence along said property line S. 34-55 E. 200 feet to iron pin at Burry property corner; thence along Burry line, S. 56-36 W. 100 feet to iron pin; thence S. 34-55 E. 161.1 feet to iron pin on the Northern side of Jones Street; thence S. 54-10 W. 123.6 feet, more or less, to point; thence N. 34-55 W. 361.6 feet, more or less, to point on Southern side of Ellison Street; thence along Ellison Street, N. 56-36 E. 222.6 feet, more or less, to iron pin, being the point of beginning.

This being the identical property as conveyed by mortgagees to mortgagors by deed of even date herewith and to be recorded in the R. M. C. Office for Greenville County prior to recording this mortgage.

RECORDED
GREENVILLE COUNTY S.C.
MAY 1 1978
STAMP TAX \$11.04
PS 1213

Together with all and singular rights, members, herditaments, 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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