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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DENNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dennis E. Nichols

(hereinafter referred to as Mortgagor) is well and truly indebted unto William H. Groce, III, d/b/a
Groce Laboratories

(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

---Five Thousand Five Hundred Forty and 86/100 Dollars (\$5,540.86) due and payable with interest at the rate of eight (8%) per cent per annum, in thirty (30) equal, successive monthly installments of Two Hundred Two and 89/100 (\$202.89) Dollars each commencing on the 15th day of March, 1976; and on the same day of each month thereafter until the principal and interest are fully paid; with a final installment of Forty and 86/100 (\$40.86) Dollars.

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, ~~his~~ his heirs 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, situated on the south side of the Loop Road near Cross Roads Baptist Church, Butler Township, and being a portion of Tract No. 2 of the T. B. Snow Estate, shown on a plat by H. S. Brockman, Surveyor, dated April 14, 1936, and having the following courses and distances, to wit:

BEGINNING at an iron pin in the Loop Road, corner of one acre lot previously conveyed from said Tract No. 2, and runs thence along the said Loop Road, as the line N. 50-00 E., 144.5 feet, N. 62-53 E., 300 feet, N. 77-49 E., 200 feet, N. 72-06 E., 200 feet and N. 82-25 E., 235.3 feet to the bridge over Betts Creek; thence S. 22-33 E., 253.3 feet, more or less, to a point on bank of creek; thence S. 83-00 E., 100 feet to intersection of Betts Creek and pool branch; thence up said branch as the line, S. 64 W., 191.5 feet, S. 54-30 W., 100 feet, S. 33-18 W., 483 feet and S. 25-33 W., 392 feet to a stake on line now or formerly of J. E. Summey; thence N. 58-55 W., 300 feet to a stone; thence N. 40-00 E., 447.6 feet to an iron pin, corner of one acre lot previously conveyed from this tract; thence N. 50 E., 210 feet to an iron pin; thence N. 40 W., 210 feet to the beginning corner.

This is a portion of the property conveyed to G. A. Roberts by deed of Harold C. Griffith, recorded in Deed Book 766, page 583, R.M.C. Office for Greenville County and is the same property conveyed to Dennis E. Nichols by deed recorded in the R.M.C. Office for Greenville County in Deed Book 781 at page 583; LESS, HOWEVER, that part of the above described property conveyed to Larry McMakin et al by deed recorded in Deed Book 848, page 493, R.M.C. Office for Greenville County. The total acreage of the property being mortgaged is 10 acres, which is the remaining portion of the 16 acre tract (Deed Book 781, page 583), after the conveyance of 6 acres to Larry McMakin (Deed Book 848, page 493).

This is a second mortgage and is junior and subsequent in lien to a mortgage from Dennis E. Nichols to Citizens Building and Loan Association, Greer, S.C., recorded in Mortgage Book 1220, page 220.

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, ~~his~~ his 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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