

Ref

MORTGAGE APR 22 4 14 PM 1954

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

LILLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT L. GUESS

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of The State of New Jersey, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twelve Thousand Eight Hundred Dollars (\$12,800.00), with interest from date at the rate of four and one-half per centum (4½%) per annum until paid, said principal and interest being payable at the office of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA in Newark, New Jersey, or at such other place as the holder of the note may designate in writing, in monthly installments of Eighty-one and 02/100ths 0 - - - - - Dollars (\$ 81.02), commencing on the first day of June, 1954, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 1974.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the City and County of Greenville, State of South Carolina, designated as Lot # 140 on a plat of University Heights recorded in the R. M. C. Office for Greenville County in Plat Book "BB" at page 21, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Twinbrook Drive (formerly Drayton Drive), said pin being 200 feet North of the intersection of Twinbrook Drive and Carmel Street at the joint front corner of Lots #139 and 140, and running thence along the line of Lot # 139 N. 59-34 E. 184.7 feet to an iron pin in the line of Lot # 18; thence along the line of Lots # 18, 19 and 20 S. 29-16 E. 100 feet to an iron pin at the joint rear corner of Lots # 140 and 141; thence with the line of Lot # 141 S. 59-34 W. 182.3 feet to an iron pin on the Eastern side of Twinbrook Drive; thence along said Drive N. 30-26 W. 100 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the