

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

FEB 4 1961 P.M.



Mrs. G. W. Farnsworth
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 849 PAGE 45

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dewey C. King of Marietta, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto Albert S. Briggs, his heirs and assigns,

(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 Eighteen Hundred and 00/100 ----- Dollars (\$ 1,800.00) due and payable

in monthly payments of Forty and 00/100 Dollars (\$40.00) each month; 1st payment to become due on March 1, 1961 and continuing thereafter on the 1st day of each following month until paid in full

with interest thereon from date at the rate of six 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, Bates Township, Marietta, on Jarrard Circle, containing .3 acre, more or less, according to a survey by W. A. Hester, said survey being dated October, 1937, and having the following metes and bounds, to-wit:

BEGINNING at a small dogwood on Jarrard Circle and running thence N 73 E, 50 feet to a bend in said street; thence N 26-30 E, 50 feet to an iron pin on the edge of Jarrard Circle; thence N 13 W, 137 feet to an iron pin; thence S 80-30 W, 85 feet to a persimmon tree 3 xnm; thence S 13 E, 185 feet to the beginning corner.

The above described property is all of the same conveyed to the mortgagor herein by deed of John C. Jarrard II, December 31, 1943, recorded in the R. M. C. Office for Greenville County in Deed Book 404, page 413.

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.