

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
OCT 26 1961 A.M.



Mrs. Ollie Farnsworth

MORTGAGE OF REAL ESTATE

BOOK 872 PAGE 353

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Darvin Arnold and Elnora Arnold

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.C. Robinson

(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 Hundred Fifty and 00/100 Dollars (\$ 550.00) due and payable
in monthly installments of \$25.00 each, commencing December 15, 1961 and there-
after on the 15th day of each and every succeeding month until paid in full

with interest thereon from date at the rate of 7% per centum per annum, to be paid: semi-annually

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 near the southern boundary of the City of Greenville on Sterling Street in a subdivision known as Sterling Annex (see Plat Book E, page 141; Plat Book D, page 9; and Plat Book C, page 181) and being all of lot No. 12 and a seven (7) foot strip from the northern boundary of lot No. 11 in Block B of that subdivision and shown by courses and distances and metes and bounds according to a new survey made by J. Mac Richardson in October 1941 as shown as follows, to-wit: BEGINNING at an iron pin on Sterling Street 93 feet north of the southwest corners of Maloy and Sterling Streets and running thence N. 23-10 W. 57 feet to an iron pin; thence S. 66-45 W. 158 feet to an iron pin; thence S. 23-30 E. 57 feet to an iron pin; thence N. 66-45 E. 158 feet to an iron pin at the BEGINNING; this being the identical property conveyed to Darvin Arnold and Elnora Arnold by deed of Rufus W. Grant and Nannie Lee Grant, dated January 11, 1943, of record in Book of Deeds 250 at page 291, in the office of the R.M.C. for Greenville County, 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.