

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
NOV 1 4 59 PM 1961
OLLIE FLEMING WORTH
R. M. C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles E. Ware and Evelyn E. Ware

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alice Jane Tatum Townsend

(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 Two Thousand Six Hundred Seventy-One and 05/100

----- Dollars (\$2,671.05) due and payable
as set forth in said note

with interest thereon from date at the rate of Six(6) 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, located on Hampton Avenue, being shown as Lot No. 13 of Block 1 on page 22 of the City Block Book, and being more fully described as follows:

BEGINNING at a pin on the Northeast side of Hampton Avenue, located 69 feet from the intersection of Echols Street, and running thence with said Avenue in a Southeasterly direction 69 feet to a stake; thence N. 51-45 E. 168.5 feet to a stake; thence N. 41-45 W. 61 feet to a stake; thence S. 54-00 W. 169 feet to the point of beginning.

It is understood that this mortgage is junior to that certain mortgage in favor of Fidelity Federal Savings and Loan Assn. recorded in Mortgage Book 747 at page 293.

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.