

FILED  
GREENVILLE CO. S. C.  
MAR 12 1 50 PM 1962  
OLLIE J. ...  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Perry Zimmerman and Bertha Zimmerman

(hereinafter referred to as Mortgagor) is well and truly indebted unto H.E. Coggins, R.F. Mills & W.L. Edwards

(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 & NO/100

----- Dollars (\$ 500.00 ) due and payable

in monthly installments of Twenty (\$20.00) Dollars each, beginning March 17 1962 and each month thereafter 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, Saluda Township.

In School District Number 15-B, lying on the north side of surface treated county road leading from U.S. Highway Number 25 and Walker Choice's home, one and a half miles from U.S. Highway Number 25, and having the following courses and distances, as shown on plat made for W.L. Edwards et al by J.Q. Bruce, February 13, 1962.

Beginning on an iron pin in road, at corner of Walker Choice land and running with Choice's line North 4 East 293.5 feet to an iron pin; thence North 29 East 1386 feet to an old stone; thence South 29 East 256 feet to an iron pin; thence South 14 West 1114 feet to an iron pin; thence South 44-45 West 399 feet to an iron pin in road; thence with road North 36 West 38 feet to an iron pin; thence North 73 West 396 feet to the beginning point.

The above described land is all of the same conveyed to the grantors by H.E. Coggins, R.F. Mills and W.L. Edwards by deed dated February 17, 1962.

This is the second mortgage.

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.

*Handwritten note at bottom of page: ... Book 1967 Page 460*