

MAR 30 2 22 PM 1962

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE B. WORTH
P.M.C.

MORTGAGE OF REAL ESTATE

BOOK 886 PAGE 33

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. D. Land

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Givens

(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 Fifteen Hundred

----- Dollars (\$ 1,500.00) due and payable
as follows: \$500.00 and the interest on the entire loan One year after date;
\$500.00 and the interest on the entire loan Two years after date and the the
balance of \$500.00 with the interest on the entire loan Three Years after date.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: 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, Fairview Township, Tax District 65, and having the following metes and bounds, according to a plat and survey made by C. O. Riddle, Surveyor, July 30, 1958, to-wit: Beginning at an iron pin, Old, on the Southwest side of the Babbtown Road, joint corner with lands of C. D. Armstrong, and running thence along said road N. 7-55 W. 135.2 feet to an iron pin; joint corner with other lands of Charles Cox; thence with the joint line of other land of the said Charles Cox S. 76-15 W. 312.2 feet to an iron pin, back joint corner with other land of the said Charles Cox; thence S. 5-15 E. 136 feet to an iron pin on line of C. D. Armstrong; thence with the joint line of the Armstrong property N. 76-15E 318.6 feet to the beginning point, and containing 0.974 acres, more or less. Said lot being bounded by Babbtown Road, lands of Charles Cox, lands of C. D. Armstrong, et al. Being the same lot of land conveyed to the mortgagor by deed of Charles Cox on August 5, 1958, of record in the P. M. C. Office for Greenville County, S. C., in Deed Book 604, Page 195.

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.

Paid in full

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