

REC 11 19 52 AM 1962

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. Roy Edens and Louise Edens

(hereinafter referred to as Mortgagor) is well and truly indebted unto P. D. Jarrard

(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

Nine Hundred Forty-two and 89/100 - - - - - Dollars (\$942.89 ) due and payable  
Twenty (\$20.00) Dollars per month beginning May 1st, 1962, and a like payment on the first day  
of each month thereafter until paid in full

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: quarterly

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, his 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, Cleveland Township, and having the following metes and bounds

BEGINNING at an iron pin across road 25 feet from joint of Span and Nancy Cruel, and Elmer Poole and running thence S 76 1/2 W 3.08 chs. to iron pin; thence N 13 1/2 W. 1.72 chs. to iron pin; joint corner of John Roberts; thence N 76 1/2 E 3.08 chs. to iron pin on road; thence with road; S 13 1/2 E. 1.72 chs. to the Beginning Corner. Being known as lot #5 of Plat and Survey made by W. A. Hester, L.S., on May 28th, 1947, And, also is a portion of land conveyed to P. D. Jarrard by Thos. T. Goldsmith, on the 29th day of January 1943.

Said premises being the same conveyed to J. Roy Edens and Louise Edens by P. D. Jarrard, and recorded September 23rd, 1947, in Vol. 321 page 160.

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, his 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.

This Mortgage Assigned to Lovonia J. Phillips  
1st date October 1969  
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