

FILED
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OLLIE T. HANSWORTH
R. M. C.

WHEREAS, I, A. S. Walker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southeastern Fund

(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

Sixty Eight Hundred Fifty One and 60/100----- Dollars (\$ 6851. 60) due and payable

\$148.31 on the 15th day of December, 1962 and \$148.31 on the 15th day of each month thereafter until the full amount has been paid,

with interest thereon ^{maturity} from ~~2000~~ at the rate of seven 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

All those pieces, parcels or lots of land in Chick Springs Township, Greenville County, South Carolina being known and designated as Lot No. 21 and the northwestern part of Lot No. 22 as shown on a plat of Clairmont Ridge Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book "H", at Page 132, and having the following metes and bounds:

LOT 21 and PART LOT 22: BEGINNING at a point on the northeastern side of Piney Mountain Road, joint corner with the northwestern part of Lot 21, and running thence along the northeastern side of said Road, S. 60-20 E. 67 feet to a point; thence with said Road, S. 57-30 E. 66.67 feet to a point, joint front corner now or formerly owned by John B. A. Burns; thence N. 46-35 E. 392 feet along the line of last mentioned property to a point; thence S. 46-35 W. 130.86 feet to a point; thence S. 46-35 W. 420 feet to the point of beginning.

The above described property is the same conveyed to me by deed recorded in the R. M. C. Office for Greenville County in Deed Book 521, Page 53.

PART LOT NO. 21: BEGINNING at an iron pin on the North side of Piney Mountain Road, at joint corner of Lots 20 and 21; thence running along said Road, S. 60-20 E. 133 feet to a point; thence in a northeasterly direction S. 43-25 E. 125 feet to a point in the rear line of Lot 21; thence N. 43-25 W. 125 feet along the rear line of Lot 21 to an iron pin at the joint corners of Lots 20 and 21; thence S. 46-35 W. 469.8 feet along the southeastern line of Lot 20, to the point of beginning.

The above described property is the same conveyed to me by deed recorded in the R. M. C. Office for Greenville County in Deed Book 389, Page 513.

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.