

MORTGAGE OF REAL ESTATE - OFFICE OF MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 8 9 58 AM 1962
OLLIE T. NORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 907 PAGE 469

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Billie D. Jordan

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

(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 Three Thousand One Hundred Thirty and 80/100

Dollars (\$ 3130.80) duo and payable

\$52.18 beginning on the 15th day of January, 1963 and \$52.18 on the 15th day of each month thereafter until the full amount is paid.

maturity

with interest thereon from ~~1962~~ 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 Greenville, shown on plat of property of J. P. Owings, being known as Lot No. 3 on plat recorded in Plat Book "X" at page 42, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Calvert Street, at the joint front corner of Lots 3 and 4 and running thence with the line of Lot No. 4, N. 16-34 W., 146.5 feet; thence N. 75-02 E., 62.6 feet to corner of Lot No. 1, thence with line of Lots No. 1 and 2, S. 15-33 E., 146.5 feet to an iron pin on Calvert Street; thence with the northern side of Calvert Street; S. 75-02 W., 60 feet to the point of beginning.

The above described property is a portion of the same property conveyed to me by Harold P. Owings and recorded in Deed Book 686, page 447.

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.