

MORTGAGE OF REAL ESTATE—Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

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BOOK 911 Page 415

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, F. D. Hinton,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elbert Everett Johnson, his heirs and assigns forever:

(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

Fourteen Hundred Sixty Five and 85/100 ----- Dollars (\$ 1465.85) due and payable
\$20.00 on the 1st day of each month, commencing February 1, 1963,

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

All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, on the South side of Mill Street near Poe Mill and being known and designated as Lot No. 3 on plat of property of Stanley Batson and P. B. McCauley recorded in Plat Book "N", Page 193 in the R. M. C. Office for Greenville County, South Carolina, and same is a portion of Lot No. 1 of the H. P. Hammett Estate as shown on plat recorded in Deed Book "HHH", Page 835, also see plat recorded in Plat Book "C", page 69, and having the following metes and bounds, according to survey by Pickell & Pickell, Engineers, on May 20, 1946:

BEGINNING at a post on the South side of Mill Street and running thence S. 21-45 W. 98.7 feet to an iron pin in rear line of Lot No. 1; thence with line of Lots Nos. 1 and 2 N. 68-15 W. 165.8 feet, more or less, to a stake in the center of Southern Railway right-of-way; thence N. 38-30 E. 98.6 feet to a stake; thence S. 68-15 E. 138 feet to the beginning point on Mill Street. The last course and distance was partially along Mill Street and partially along the Southern Railway right-of-way.

The above described property is the same conveyed to me by the mortgagee by deed of even date herewith to be recorded, and this mortgage is given to secure the payment of a portion of the purchase price.

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.