

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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S. C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jerry D. Hall and Dorothy Mae Hall

(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 Seven Thousand Two Hundred Fifty One and No/100-----

-----Dollars (\$7, 251.00) due and payable

\$120.85 beginning on the 1st day of April, 1963 and \$120.85 on the 1st day of each month thereafter until the full amount is paid

maturity

with interest thereon from ~~due~~ at the rate of seven(7%) 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, Greenville Township, being known and designated as a part of Lot No. 85 as shown on plat of City View Annex, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book "G", at Page 155, and according to a recent survey by T. C. Adams, Engineer, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Marion Road, the point of beginning being the joint front corner of Lots Nos. 84 and 85, and being 1124 feet to Crain Avenue, and running thence in a new line through Lot No. 85, S. 16-30 E., 145.6 feet to an iron pin in the branch; thence with the branch as the line S. 81-30 W., 77.5 feet to an iron pin; thence N. 16-30 W., 112.2 feet to an iron pin in Marion Road; thence with Marion Road N. 71-30 E., 70 feet to the beginning corner.

The above described property is the same conveyed to us and recorded in Deed Book 533, at Page 508.

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.