MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C. BOOK 925 PAGE 241

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 13 12 42 PM 1963

# MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas DiPuma, Jr., and Donna S. DiPuma,

(hereinafter referred to as Mortgagor) is well and truly indebted unto LeRoy W. Samuelson and Moira Y. Samuelson, their 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

Thirty Three Hundred Seventy Five and No/100------------- Dollars ($ 3375.00 ) due and payable

$35.00 on the 1st day of each and every month hereafter commencing July 1, 1963, balance due five years from date, with the privilege to anticipate payment at any time,

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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 situate, lying and being in Gantt Township, Greenville County, State of South Carolina, on the Eastern side of Marlboro Drive and being known and designated as Lot No. 261 of Belle Meade, Section 3, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 187 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Marlboro Drive at the joint front corner of Lots Nos. 261 and 262 and running thence along the joint line of said lots N. 83-16 E. 140 feet to an iron pin; thence N. 6-44 W. 80 feet to an iron pin joint rear corner of Lots Nos. 260 and 261; thence along the joint side line of said lots S. 83-16 W. 140 feet to an iron pin on the Eastern side of Marlboro Drive; thence along the Eastern side of said Drive S. 6-44 E. 80 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by the mortgagees by their deed recorded herewith. This is a second mortgage.

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 seised 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.

(over)

For Satisfaction See R. E. M. Book 1113 Page 5..

23 Dec.
Ollie Farnsworth
R.M.C.
8:37 A. 1969