

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 26 10 25 AM 1963

MORTGAGE OF REAL ESTATE BOOK 935 PAGE 455

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jack T. Fox and Minnie M. Fox

(hereinafter referred to as Mortgagor) is well and truly indebted unto George H. Lindsey, Albert P. Jones and Alvin E. Smith

(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 Eight Hundred Twenty Five and No/100

Dollars (\$ 825.00) due and payable

\$10.00 on the 1st day of each month commencing October 1, 1966, payments to be applied first to interest, balance to principal with the privilege to anticipate part or all of payment at any time.

September 25, 1966

with interest thereon from date at the rate of six (6%) 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 and 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 Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 58 of Clearview Acres, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "MM", Page 168 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Clearview Circle at the joint front corner of Lots Nos. 57 and 58 and running thence along the line of Lot No. 57 S. 3-15 W. 175.0 feet to an iron pin; thence along the line of Lot No. 53 N. 86-45 W. 100.0 feet to an iron pin at the joint rear corner of Lots Nos. 52, 53, 58 and 59; thence along the line of Lot No. 59 N. 3-15 E. 175.0 feet to an iron pin on the southern side of Clearview Circle; thence along Clearview Circle S. 86-45 E. 100.0 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor by Alvin E. Smith by his deed of even date to be recorded herewith.

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.