

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 940 PAGE 107

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James N. Hall & Jacqueline S. Hall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lewis L. Gilstrap

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of \$3,900.00

Dollars (\$ 3,900.00) due and payable

on the 1st day of August, 1962, and a like amount on the 1st day of each month thereafter until paid in full, with full rights of anticipation

with interest thereon from date at the rate of 6% per centum per annum, to be paid:

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 in Austin Township being known and designated as Lot No. 27 on Central Ave. in the subdivision known as Eastdale Development, plat of said subdivision being on record in the Greenville County R.M.C. Office, and being more fully described as follows:

EDGINNING at an iron pin on the south-east side of Central Ave., joint corner with lot No. 26, and running thence S 58-23 E 184 feet to an iron pin; thence N. 27-57 E 100.2 feet to an iron pin thence N 58-23 W 178 feet to an iron pin on Central Ave; thence along Central Ave., S. 31-37 W 100 feet to the beginning corner, and being the same property conveyed to Lewis L. Gilstrap by Florrie E. Greer recorded in deed book 700 at page 407 in the Greenville County R.M.C. Office.

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.