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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE

WORTH

MORTGAGE OF REAL ESTATE

BOOK 942 PAGE 69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, William H. Pace and Ruth B. Pace,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Home Mortgage Brokerage Company, its Successors 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 -----

Two Thousand Seventy Two and 67/100----- Dollars (\$ 2,072.67) due and payable

\$49.21 a month beginning January 2, 1964; payments to be applied first to interest, balance to principal

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 certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, being triangular in shape and adjoining Lots 2, 3, 4 and 5 of the J. D. Hood and Grace B. Hood property as shown on a plat prepared by W. J. Riddle dated June 12, 1952 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, the joint rear corner of Lots 1 and 2 of the J. D. Hood and Grace B. Hood property and running thence S. 60-20 W. 518 feet to a point; thence in a northwesterly direction 370 feet, more or less, to a point in the rear line of Lot 5, which point is 32.48 feet from an iron pin designating the joint rear corner of Lots 5 and 6; thence along the rear line of Lot 5, N. 83-35 E. 79.32 feet to an iron pin, the joint rear corner of Lots 4 and 5; thence along the rear line of Lot 4, S. 88-21 E. 128 feet to an iron pin, the joint rear corner of Lots 3 and 4; thence along the rear line of Lot 3 S. 79-00 E. 151.7 feet to an iron pin, the joint rear corner of Lots 2 and 3; thence along the rear line of Lot 2 N. 88-10 E. 155.7 feet to the beginning corner.

The above described property is the same conveyed to us by J. D. Hood and Grace B. Hood by deed dated August 17, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Book 573, Page 355.

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.