

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S.C.
DEC 16 12 21 PM 1963

MORTGAGE OF REAL ESTATE

BOOK 943 PAGE 389

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE R. WIG

WHEREAS, Exie S. Blackwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Finance and Loan Company

(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

Six hundred seventy-five and no/100 - - - - - Dollars (\$ 675.00) due and payable

at the rate of 45.00 per month, beginning December 10, 1963

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, being on the southeastern side of Eastlan Drive, formerly Mount Vista Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as lot #7, Block D. of a subdivision known as Carolina Court, plat of which is recorded in the RMC office for Greenville County in Plat Book F at Page 96, and, according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Eastlan Drive, at the joint front corner of lots #6 and 7, Block D, and running thence along the joint lines of said lots, S. 55-10 E 181.9 feet to an iron pin; thence N, 20-52 E. 65 feet to an iron pin at the joint rear corner of lots #7 and 8, Block D; thence along the joint line of said last mentioned lots, N. 55-03 W. 178.4 feet to an iron pin on the southeastern side of Eastlan Drive; thence along the southeastern side of Eastlan Drive, S. 23-55 W. 64.6 feet to an iron pin, the point of beginning.

Being the same premises conveyed to the grantor by Howard R. Fairey by deed recorded in Book of Deeds 541 at Page 116.

As a part of the consideration for this deed the grantee assumes and agrees to pay a balance due on a mortgage held by C. Douglas Wilson & Co. in the original sum of \$6900.00 recorded in Book of Mortgages 661 at Page 397.

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.