

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED GREENVILLE BOOK 950 PAGE 541
MAR 3 1964
OLLIE FARRSWORTH
R. M. C.

WHEREAS, I, Hazel W. Melton,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under the Will of B. M. McGee, his successors or 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 -----

Seven Thousand and No/100----- Dollars (\$ 7, 000. 00) due and payable \$75.00 on the 1st day of each month commencing April 1, 1964; payments to be applied to interest, balance to principal, balance due five years after date with the privilege to anticipate payment of part or all at any time,

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 piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina, in Gantt Township being known and designated as the southern portion of Lots Nos. 17 and 18 according to the plat of Oakvale Farms made by C. C. Jones dated August 1941 and recorded in the R. M. C. Office for Greenville County in Plat Book "M", at Page 15 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of a 30 foot road, joint corner of/property and property conveyed to B. F. Kennedy by Deed Book 407, at Page 35, and being situate 30 feet west of the P & N Railroad right-of-way and running thence along the Kennedy property S. 20-17 W. 85.3 feet to an iron pin; thence S. 72-30 W. 100 feet to an iron pin; thence N. 83 W. 94 feet to an iron pin; thence N. 73-30 W. 123.5 feet to an iron pin; thence S. 77-30 W. 111 feet to an iron pin; thence S. 73-30 W. 157 feet to an iron pin on the joint line of Lots Nos. 18 and 19; thence with the line of Lot No. 19 139.4 feet to an iron pin joint rear corner of Lots Nos. 18 and 19; thence S. 60-19 E. 237.4 feet to an iron pin, joint rear corner of Lots Nos. 17 and 18; thence S. 60-19 E. 330 feet to an iron pin on the P & N Railroad right-of-way; thence with said right-of-way N. 20-17 E. 562.5 feet to an iron pin on the southern side of a 30 foot road; thence with said road N. 73-53 W. 30 feet to the point of beginning.

The above described property is the same conveyed to me by deed recorded in the R. M. C. Office for Greenville County in Deed Book 488, at Page 234.

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.

RECORDED
11
Sept 75
R. M. C. OFFICE
AT 10:00 O'CLOCK
J. W. F. 6715

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