

STATE OF SOUTH CAROLINA MAR 12 10 16 AM 1964

COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

BOOK 952 PAGE 75

OLLIE FARNSWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Paul B. Elmore and Beatrice S. Elmore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Holston Methodist Federal Credit Union

(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

Three Thousand and No/100-----

Dollars (\$ 3,000.00 ) due and payable

payable \$50.00 per month together with accrued interest commencing the day of \_\_\_\_\_, 1964 and the remaining installments due on the \_\_\_\_\_ day of each and every month thereafter until paid in full

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 Greenville, Chick Springs Township, shown as Lot 104 on plat of Property of M. C. Green recorded in the R.M.C. office for Greenville County in Plat Book O at page 119 in a section known as Piedmont Park and having the following metes and bounds, to wit:

Beginning at an iron pin on the western side of Rutherford Road 285 feet north of the northwest corner of the intersection of Park Avenue and Rutherford Road and running thence N. 74-30 W. 200 feet to a point; thence N. 15-30 E. 95 feet to a point; thence S. 74-30 E. 200 feet to a point on Rutherford Road; thence along Rutherford Road S. 15-30 W. 95 feet to the point of beginning.

All that piece, parcel or lot of land known and designated as Lot 3 on a plat of Cole Acres dated May 1946 recorded in the R.M.C. office for Greenville County in Plat Book P at page 73 and having, according to said plat, the following metes and bounds, to wit:

Beginning at the joint front corner of Lots 32 and 3 at a point on Cole Avenue and running thence S. 15-39 W. 92 feet to a point, joint rear corner of Lots 2 and 3; thence along the line of Lot 2, N. 77-54 E. 198.7 feet to a point on Base Hospital Road, joint front corner of Lots 2 and 3; thence along Base Hospital Road N. 14-20 E. 90.7 feet to a point; thence along Cole Avenue S. 78-00 E. 200 feet to the point of beginning.

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.