

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. 3004 952 PAGE 149

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS COME

MAR 17 10 47 AM 1964
OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Hilton R. Bolton,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Wm. Goldsmith Co.

(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

Five Thousand, Eight Hundred Twelve and 69/100 - - - - Dollars (\$5,812.69) due and payable

on or before Six (6) months from date, or upon the sale of the mortgaged premises, whichever occurs first,

with interest thereon from date at the rate of Six per centum per annum, to be paid annually

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, and being shown as Lots Nos. 32, 34, 39 and 40, plat of Hyde Park, recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 141, reference to said plat being hereby craved for a more particular description.

The lien of the within mortgage is junior only to the lien of those four mortgages from Hilton R. Bolton to Southern Bank and Trust Company and Goodyear Mortgage Corporation, the same to be recorded.

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.

Handwritten notes in left margin:
In Release of Lot 34, 32, 39, 40, R.M.C. Plat Book YY at Page 141
The mortgagee is to be paid in full by the mortgagor on or before the date of maturity of the mortgage.

Handwritten notes at bottom of page:
Greenville, S.C.
Mortgagee
Wm. Goldsmith Co.
Mortgagor
Hilton R. Bolton