

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 27 11 21 AM 1964

MORTGAGE OF REAL ESTATE

BOOK 956 PAGE 389

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles Lawter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leatha L. Lockhart

(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 Seven Hundred and No/100 - - - - - Dollars (\$ 2,700.00) due and payable IN monthly installments of \$42.86 each, for seventy-two months, beginning May 11, 1964 and each month thereafter until paid in full,

with interest thereon from date at the rate of $4\frac{1}{2}$ 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.

All that tract of land in Greenville County, State of South Carolina, Glassy Mountain Township, containing two acres, more or less, and being composed of Lots 5, 6, ~~7 and 8~~ on plat of J.J. Gentry, Jr. made by W.P. Morrow, Surveyor, September 1954, which plat is unrecorded and having, according to said plat, the following metes and bounds, to wit:

Beginning on an iron pin in line of Ballew Mill Road at the southwest corner of Lot Number 7 and running with line of road South 43-23 West 100 feet to an iron pin at the corner of Lot Number 5; thence with line of road South 19-36 West 100 feet to an iron pin at the corner of Lot Number 4; thence with line of Lot Number 4 North 74-52 West to a pin in line of Ballew Estate land; thence with Ballew line North 26-48 East 147 feet to a pin at corner of Lot Number 6 (dividing line between Lots Nos. 5 and 6 runs South 45-47 East 91 feet); thence continuing with Ballew's line North 26-48 East 106.8 to a pin at the corner of Lot Number 7; thence with line of Lot Number 7 South 45-00 East 122 feet to the beginning.

Being a part of the same conveyed to Leatha L. Lockhart by J.D. and Macie Blackwell by deed recorded in R.M.C. Office for Greenville County in Book 743 at Page 21.

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.