

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

NOV 17 12 39 PM 1964

STATE OF SOUTH CAROLINA

BOOK 978 PAGE 427

COUNTY OF GREENVILLE

LIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. W. Moon, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Calvin 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 Eleven Thousand, Seven Hundred Fifty-one and 31/100 - - - -

Dollars

Dollars (\$11,751.31) due and payable

Three Hundred Twenty-five (\$325.00)/quarterly, beginning Three (3) months from date, and a like amount each quarter thereafter until paid in full, entire balance due and payable on or before Ten (10) years from date, mortgagor reserving the right of anticipating the entire balance or any part thereof at any time without penalty; payments to apply first to interest and balance to with interest thereon from date at the rate of Six per centum per annum, to be paid quarterly principal

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 Lot No. 99 on a plat of Langley Heights, recorded in Plat Book N at Page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Hawthorne Lane, at the joint front corner of Lots 98 and 99, and running thence with the common line of said lots, N. 38-15 E., 343.5 feet to an iron pin on Brushy Creek; thence with said Creek, N. 61-50 W., 62.2 feet to an iron pin on the southeasterly side of Mills Avenue; thence with said Avenue, S. 38-15 W., 331 feet to an iron pin at the intersection of said Avenue and Hawthorne Lane; thence with said Lane, S. 50-52 E., 65 feet to the point of beginning.

ALSO All that piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being in Grove Township, Greenville County, South Carolina, and according to plat made by J. C. Hill, Surveyor, October 18, 1950, recorded in Plat Book Z, Page 49, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Reedy Fork Road, which point is 166.88 feet southeasterly from the intersection of Reedy Fork Road with Augusta Road, and running thence N. 24-30 E., 165 feet; thence S. 65-30 E., 419.5 feet; thence S. 24-30 W., 165 feet to a point in the center of Reedy Fork Road; thence with the center of Reedy Fork Road, N. 65-30 W., 419.5 feet to the point of beginning.

ALSO All that piece, parcel or lot of land, with buildings and improvements thereon, in Grove Township, Greenville County, South Carolina, and according to plat of property of J. Walter Moon, Jr., recorded in Plat Book LL, Page 130, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Reedy Fork Road, joint corner of Coker, and running thence with said Reedy Fork Road, S. 64-20 E., 348.1 feet to iron pin; thence S. 28 W., 35.4 feet to iron pin; thence N. 88-30 W., 240.7 feet to iron pin; thence N. 59 W., 105.6 feet to iron pin; thence N. 16-45 E., 122.9 feet to the point of beginning.

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.

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