

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 2 4 41 PM 1965

BOOK 1012 PAGE 449

MORTGAGE OF REAL ESTATE

OLLIE FARRIS WORTH
R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bill Plemmons and Mildred Plemmons

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. Perry Hester

(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 -----
One Thousand Fifty and No/100-----Dollars (\$1,050.000) due and payable
at the rate of Thirty-Five (\$35.00) Dollars per month, payable on or
before the first day of the month commencing on December 1, 1965

with interest thereon from date at the rate of six(6%) per centum per annum, to be paid: semi-annually, compounded 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, Paris Mountain Township, being known and designated as Tract A on a plat of the property of S. Perry Hester, by H. C. Clarkson, Jr., dated October 25, 1965, said plat being recorded in the RMC Office for Greenville County in Plat Book LLL, Page 53, and being incorporated herein by reference thereto and made a part hereof, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in the approximate center of Honeysuckle Drive, joint front corner of Tracts A and B and running thence along Honeysuckle Drive N. 55-00 W. 100 feet to a point; thence N. 38-49 E. 200 feet to a point; thence S. 55-57 E. 100 feet to a point, joint rear corner of Tracts A and B; thence S. 38-50 W. 201.6 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.