

APR 2 9 30 AM 1968

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

BOOK 1088 PAGE 283

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Olin Franklin Allen and Janice Spearman Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. H. Cockerill

(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

Eight Hundred Dollars and no/100-----Dollars (\$ 800.00 ) due and payable

\$25.00 on the first day of each month, commencing April 1, 1968; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment of part or all of the principal balance at any time.

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 on Redwood Drive and being known and designated as Lot No. 16 of Subdivision No. 1 of Property of W. H. Hendrix as shown on plat thereon recorded in the R. M. C. Office for Greenville County in Plat Book "HH", Page 31, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Redwood Drive at the joint front corner of Lots 16 and 17 and running thence along the line of Lot 17 N. 10-53 E. 175.7 ft. to an iron pin; thence N. 85-11 W. 120 ft. to an iron pin at the joint rear corner of Lots 15 and 16; thence along the line of Lot 15 S. 3-30 E. 187.7 ft. to an iron pin on the northern side of Redwood Drive; thence along Redwood Drive N. 86-30 E. 75 ft. to the beginning corner.

The above described property is the same conveyed to us the the Mortgagee herein by deed of even date herewith to be recorded, and this mortgage is given to secure payment of a portion of the purchase price.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.