

STATE OF SOUTH CAROLINA
COUNTY OF
Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1095 PAGE 315

JUN 17 12 05 PM 1968
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARRINGTON
R. M. G.

WHEREAS, **L. R. Moore** **NELSON INVESTMENT CO.**
P. O. BOX 1762
(hereinafter referred to as Mortgagor) is well and truly indebted unto **GREENVILLE, S. C.**

(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

Seven hundred and no/100 Dollars (\$700.00) due and payable

on the first of each month beginning July 1, 1968 for term of eighteen years, with monthly payment of \$5.28.

with interest thereon from date at the rate of **6%** per centum per annum, to be paid: as indicated above.

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 the eastern side of West Avenue being shown as Lot 71 and a portion of Lot 70 on plat of the property of J. H. Mauldin dated August 29, 1959, prepared by a registered surveyor and recorded in Plat Book MM at page 22 in the RMC Office for Greenville County, and also being shown as Lot 71 and part of Lot 70 on plat of the Property of Robert F. McAlister and Juanita H. McAlister prepared by Jones Engineering Service, dated October 23, 1967, and having, according to said latter plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of West Avenue at the joint front corner of Lots 71 and 72, and running thence with Lot 72, N 73-45 E 122.4 feet to and iron pin at the joint rear corner of Lots 72 and 71; thence N 16-15 W 78 feet to and iron pin in rear line of Lot 70; thence with new line through Lot 70, S 73-25 W 122.4 feet to an iron pin on West Avenue; thence with said Avenue, S 16-15 E 78 feet to the point of beginning.

Being the same property conveyed to the granters by deed of James Nelson Hall recorded in the RMC Office for Greenville County.

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.

6-24-68
at 3:15 P.M.

7# 30849

Witness

Helena B. Pickens

Lien Released by Sale Under
Foreclosure of
A.D., 19... See Judgment Roll
No. ...

WATSON