

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

JUL 16 2 02 PM 1968

BOOK 1097 PAGE 491

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

OLLIE FARRNSWORTH  
R.M.C.

WHEREAS, We, Willie Melvin Stoudemire and Leontine Y. Stoudemire

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter G. Fuller

(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 Sixty-Four Hundred - - - - -

Dollars (\$ 6,400.00 ) due and payable  
as follows: \$59.87 as of July 1, 1968 and \$59.87 on the first day of each month thereafter until paid in full -

with interest thereon from July 1, 1968 at the rate of 7 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, in Dunean Mill Village, being known and designated as Lot No. 21, Section 4, as shown on plat of property of said Dunean Mill prepared by Pickell & Lickell, June 7, 1948, of record in the R. M. C. Office for Greenville County, S. C., in Plat Book S. at Page 173. Said property is also known as House No. 64 Smythe Street, with the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin on the southern side of Smythe Street, joint front corners of Lots Nos. 21 & 22, and running thence along said Street, N. 25-55 East 70-05 feet to an iron pin, joint front corners of Lots Nos. 20 & 21; thence along the joint side line of said Lot, S. 64-25 E. 166.2 feet to an iron pin in line of a fifteen (15) foot alley; thence along said alley, S 25-55 W. 70-05 feet to an iron pin, joint rear corners of Lots Nos. 21 & 22; thence along the joint line of said lots, N. 64-24 W. 166.6 feet to the point of beginning.

This being the same lot of land conveyed to the mortgagors on the 28th day of June, 1968, to be recorded hereith, by deed of the mortgagors.

This is a purchase money mortgage and is given to secure the balance of the purchase money thereof.

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.