

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1106 PAGE 635

MORTGAGE OF REAL ESTATE

WHICH THESE PRESENTS MAY CONCERN

WHEREAS, James A. Drake

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.S. Marchbanks

(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 Four Hundred Ten & Fifty - Four Dollars (\$ 410.54) due and payable

8x 48.50 + 1 x 22.54

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: 4th of each month.

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

All that piece, parcel or lot of land being known and designated as Lot No. 111 A of Pine Forest as shown by a Plat thereof, made by Madison H. Woodward, Engineer; said Lot having the courses, distances, metes and bounds to-wit:

Beginning at an iron pin on corner of Lot No. 111 located in South Pine Lake Circle Street and running thence along the line of Lot No. 111, N. 19-37 E. to iron pin at back corner of Lot No. 111, thence N. 72-06 W. 75.5 feet to iron pin on west Pine Lake Circle Street; thence with the line of West Pine Lake Circle Street S. 20-13 W. 130 feet to iron pin at intersection of West Pine Lake Circle and South Pine Lake Circle Streets; thence along the line of said South Pine Lake Circle Street S. 72-06 E. 70.6 feet to point of beginning.

This being the same lot conveyed to us by Henry P. Willimon by Deed dated July 16, 1951, recorded in R.M. C. Office for Greenville County in Book 430, Page 385.

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.