

FILED  
MAR 12 10 46 AM '69

MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Howard F. Hill

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr., as Trustee Under B. M. McGee Will

(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 Thousand One Hundred and No/100----- Dollars (\$4,100.00 ) due and payable

Fifty and No/100 (\$50.00) Dollars on the 16th day of each and every month, beginning April 16, 1969; payments to be applied first to interest, balance to principal; balance due five years from date; privilege is granted to anticipate payment after one year without penalty;

with interest thereon from date at the rate of seven 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 PLOT OF LAND SITUATE WITH IMPROVEMENTS THEREON, MORE PARTICULARLY DESCRIBED IN AND BEING IN THE SURVEY OF SAID COUNTY~~

All those pieces, parcel or lots of land situate, lying and being at the Northwestern corner of the intersection of Lowndes Hill Road and Dixie Avenue and being known and designated as Lots Nos. 47 and 48 on plat of Dixie Heights recorded in the R. M. C. Office for Greenville County in Plat Book "H", at page 46 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Lowndes Hill Road and Dixie Avenue and running thence along Dixie Avenue N. 43-12 E. 159.8 feet to an iron pin; thence along the rear line of Lots 47 and 48 N. 46-48 W. 100 feet to an iron pin; thence along the joint line of Lots 46 and 47 S. 43-12 W. 178.4 feet to an iron pin on the northeastern side of Lowndes Hill Road; thence along said Road S. 56-38 E. 101.5 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed recorded in Deed Book 309 at page 388.

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.