

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA APR 2 2 12 PM '69

BOOK 1121 PAGE 415

COUNTY OF Greenville OLLIE FARNSWORTH R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, E. G. Whitmire, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret M. Brooks and W. S. Curry

(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 Sixteen Thousand Five Hundred Dollars (\$ 16,500.00) due and payable

as follows: \$200.00 on May 1, 1969 and \$200.00 on the first day of each succeeding month thereafter until paid in full with the privilege of anticipating any or all payments at any time

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-annually

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, Fairview Township and on the West side of Main Street, measuring 25 feet wide on Main Street, running back a depth of 161.50 feet and being 25 feet wide in the rear along an alley, bounded by Main Street, Lot and building formerly of Stewart-Taylor Hardware Company, Lot and building, formerly of C. P. Armstrong, now owned by the Mortgagor, and an alley. This being the same lot this day conveyed to the mortgagor by the mortgagees by deed to be recorded herewith.

Also all that other piece, parcel or lot of land with brick mercantile building thereon lying, being and situate in the Town of Fountain Inn, County of Greenville and State of South Carolina, on the West side of Main Street in said Town, adjoining the above lot and measuring 25.5 feet along Main Street, running back a depth of 175.75 feet, which depth includes a part of the alley in the rear of said lot, being 25.5 feet wide in the rear, and bounded by the above described lot, Main Street, Lot formerly belonging to the defunct Bank of Fountain Inn, now owned by C. A. Parsons, and Main Street. It being agreed and understood that this is a second mortgage as regards this lot. The first mortgage on same being now owned by W. B. Parsons and there being a balance due thereon of \$2,715.65 as of February 20, 1969. This being the same lot conveyed to the mortgagor by deed of Real Estate Fund, Inc., by deed dated March 5, 1965 of record in said R. M. C. Office in Deed Book 769, Page 39.

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.