

WHEREAS, I, Wilton E. Forrester

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary D. Owings

(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 -----
Six Thousand Five Hundred and No/100----- Dollars (\$ 6, 500. 00) due and payable

\$58.43 on the first day of each and every month hereafter, commencing May 1, 1969; payment to be applied first to interest, balance to principal; with the privilege to anticipate payment at any time; balance due fifteen (15) years from date;

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 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 Greenville Township, being known and designated as the rear portion of Lot No. 12, Map 3 of the Hammett Estate, which plat is recorded in the R. M. C. Office for Greenville County in Deed Book "HHH", at Page 835, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southeast side of a 40 feet street leading from Hammett Street to the New Buncombe Road, which point is 143.4 feet northeast from the intersection of said 40 foot street and Hammett Street, and running thence along said 40 foot street N. 48-30 E. 50 feet to a 10 foot alley; thence along the line of said alley S. 32-30 E. 60 feet; thence S. 48-30 W. 50 feet to an iron pin corner of property of Ernestine Willis; thence along line of said property N. 32-30 W. 50 feet to an iron pin, the point of beginning.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina as shown on a plat of property of A. D. Watts, C. E. Willis, and Ernestine Willis made by C. C. Jones, R. E., in December, 1956, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Hammett Street Extension which point is 132.4 feet from the northeast corner of the intersection of Hammett Street Extension and Hammett Street; thence N. 48-26 E. 18.2 feet along Hammett Street Extension to a point; thence S. 33-27 E. 60.6 feet to a point; thence S. 48-50 W. 12.8 feet to a point; thence N. 38-35 W. 60 feet to the beginning corner.

The above is the same property conveyed to the Mortgagor by deed of even date, recorded herewith.

This is a purchase money mortgage.

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.