

MORTGAGE OF REAL ESTATE—MANN, HOBBS, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.
GREENVILLE CO. S. C.

BOOK 1122 PAGE 457

STATE OF SOUTH CAROLINA

APR 11 8 39 AM '69

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, Thomas E. Dyar

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lola Mae Jones,

(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 -----

Thirteen Thousand Five Hundred and No/100----- Dollars (\$ 13, 500. 00) due and payable
One Hundred and No/100 (\$100. 00) Dollars on or before the 10th day of each and every month hereafter, commencing April, 1969, payments to be applied first to interest, balance to principal, with the privilege to anticipate payment at any time. Mortgagor is given the privilege to reduce the monthly payments to a minimum of Fifty and No/100(\$50.00) Dollars per month should he so desire, with interest thereon from April 1, 1969 at the rate of six 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, on the northeastern side of Percy Avenue and being known and designated as Lot No. 16 on plat of Pinehaven Acres recorded in the R. M. C. Office for Greenville County in Plat Book "KK", at page 39. Said lot fronts 200 feet on the northeastern side of Percy Avenue and runs back to a depth of 471.6 feet on the northwestern side and to a depth of 446.7 feet on the southeastern side and is 201.55 feet across the rear.

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.