

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1123 PAGE 131

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

APR 17 1969 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, S. T. Peden

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Maxwell, His Heirs And Assigns

(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 and Six Hundred Dollars (\$ 6,600.00) due and payable in monthly installments of Seventy Five Dollars (\$75.00) per month, commencing May 10, 1969, and each consecutive month thereafter until paid in full, with Interest at Seven (7) Percent per Annum, the payments to be applied first to Interest and then to Principal with the privilege of acceleration.

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, State of South Carolina, in Gantt Township, known and designated as Lots Number 11 and Number 12, on Driver Avenue, on a Plat of the property of William Maxwell by C. O. Riddle, dated September, 1966, noted in Plat Book 000 at Page 37, Office of the R. M. C. for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin joint front corner of Lots Number 10 and 11 on Driver Avenue, and running along Driver Avenue North 70-05 West, 100 Feet to an iron pin at joint corner of Lots Number 11 and 12; thence, North 70-05 West, 100 Feet along Driver Avenue to an iron pin being the joint front corner of Lots Number 12 and 13; thence South 19-55 West, 150 Feet along line of Division of Lots Number 12 and 13 to an iron pin in Line of Lot Number 14; thence South 70-05 East, 100 Feet to an iron pin at joint rear corner of Lots Number 12 and 11; thence South 70-05 East 100 Feet to an iron pin at joint rear corner of Lots 11 and 10; thence North 19-55 East, 150 feet along Line of Division of Lots 10 and 11 to an iron pin at Driver Avenue, the point of beginning.

THIS property is subject to Building Restrictions and Protective Covenants as noted in Deed Volume 318 at Page 102.

THIS property is shown on the Books of the Auditor for Greenville County as being in Tax District 156-WG 1.4-1-156 and Tax District 156-WG 1.4-1-157.

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.