

MORTGAGE OF REAL ESTATE **FILED** Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA **MAY 7 3 33 PM '69** MORTGAGE OF REAL ESTATE BOOK **1125** PAGE **57**
COUNTY OF GREENVILLE

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

WHEREAS, I, Bertie E. Mulkey, also known as Berie E. Mulkey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank,

(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 Five Hundred Fifty-one and 60/100-----Dollars (\$ 4,551.60) due and payable at the rate of \$75.86 per month, interest included, on or before the fifth day of each month, commencing on June 5, 1969, said payments being applied first to interest, then to principal,

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: monthly as hereinabove set out.

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, being shown and designated as Lots Nos. 5, 6, 12 and 13 on a plat of the property of J. H. Fortune, said plat being recorded in the R.M.C. Office for Greenville County, in Plat Book "G" at Page 129, and when described together said property having a frontage of 100 feet on Anderson Road extending back in parallel lines to Princeton Street to a depth of 275 feet. Said plat is incorporated herein by reference thereto and made a part hereof.

This is the same property conveyed to the mortgagor by deed of William Arthur Mulkey, dated March 16, 1964, and recorded in the R.M.C. Office for Greenville County in Deed Book 744 at Page 374.

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.