

STATE OF SOUTH CAROLINA
MAY 8 11 40 AM '69
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M.B.C.
R.W.K.
A.A.M.

WHEREAS,

ROY W. KEITH, MILLARD B. KEARNEY & ~~MISSISSIPPI~~

(hereinafter referred to as Mortgagor) is well and truly indebted unto

A. A. MENG, JR.

(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 ~~NO~~ ^{10.00} ~~ONE~~ ⁰⁰ ~~HUNDRED~~ ⁰⁰ ~~DOLLARS~~ ⁰⁰ ~~AND~~ ⁰⁰ ~~PAYABLE~~ ⁰⁰ Dollars (\$ 6,000.00) due and payable

in monthly installments in the sum of \$ ^{100.00} ~~50.00~~ each, commencing 30 days from the date hereof and continuing on the same day of each and every month until paid in full, all payments to apply first to interest with balance to principal,

with interest thereon from date at the rate of 6 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and in Glassy Mountain Township, known and designated as Lot No. (636) of Plat of the property of the Tryon Development Company, known as Lake Lanier, made by George Kershaw, C.E., and recorded in the Office of the RMC for Greenville County in Plat Book "H", page 3, the said lot having such metes and bounds, courses and distances as shown by said plat above referred to, reference to which is hereby made for a more complete description of said lot. This lot is also shown on Greenville County Map Number 624.4 for Tax District 436, Block 6, Lot 12.

ALSO, all that certain piece, parcel or lot of land on the West side of East Lake Shore Drive in the Lake Lanier Subdivision, Glassy Mountain Township, County of Greenville, State of South Carolina, being more particularly described as follows:

BEGINNING at an iron pin on the Western edge of East Lake Shore Drive, said iron pin bearing S. 63-51 W., 38.4 feet from the Northwest corner of Lot Number 633 in the Lake Lanier Subdivision and running thence S. 75-32 W., 50.5 feet to an iron pin at the edge of the waters of Lake Lanier; thence N. 5-38 E., 21.2 feet to an iron pin on the edge of the waters of Lake Lanier; thence N. 76-32 E., 44.5 feet to an iron pin on the Western edge of East Lake Shore Drive; thence along the Western edge of East Lake Shore Drive, S. 10-28 E., 20 feet to an iron pin, being the point of beginning. For a more complete description reference is hereby made to plat made for Carl C. Allred by H. B. Frankenfield, Jr., dated August 18, 1955.

ALSO, one (1) Vagabond Mobile Home and a boathouse situate on the above described property.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT

FOR VALUE RECEIVED, I, A. A. Meng, Jr., do hereby assign, transfer and set over the within mortgage unto A. A. Meng, Sr.,

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of April, 1969.

Charles C. Gaspard

Charles C. Gaspard

A. A. Meng Jr.

A. A. Meng, Jr.

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.