

GREENVILLE CO. S. C.

BOOK 1128 PAGE 319

STATE OF SOUTH CAROLINA

JUN 12 3 11 PM '69

COUNTY OF GREENVILLE

OLIVE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, FRED T. HOOD and MATTIE C. HOOD

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. D. LUNSFORD

(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 FIVE THOUSAND & NO/100

----- Dollars (\$ 5,000.00) due and payable
In equal monthly installments of Sixty-Five (\$65.00) Dollars each, to be applied first to the payment of interest and the remainder to principal, commencing on the first day of July, 1969, and thereafter on the first day of each and every month until paid in full, and further as per the terms of the Note.

with interest thereon from date at the rate of EIGHT per centum per annum, to be paid: monthly, on the first day of each and every month.

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: Unto R. D. Lunsford, his heirs and assigns forever,

"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

ALL that certain piece, parcel, or lot of land, with all the improvements thereon, situate, lying, and being in Greenville County, State of South Carolina, located on the northwesterly side of Toler Road, and being known and designated as Lots No. 13, No. 14 and No. 15 of a Subdivision known as Meadowbrook Farms, a plat of which is recorded in the R. M. C. Office for said County in Plats Book M, at Pages 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Toler Road, which iron pin is 365 feet from Geer Highway, joint front corner of Lots Nos. 5 and 13; thence along the joint line of Lots Nos. 5, 6, and 13, N. 39-17 W., 280 feet to an iron pin; thence N. 57-45 E., 220 feet to an iron pin; thence S. 32-15 E., 277.5 feet to an iron pin, in the line of Toler Road; thence along the northwesterly side of said Road S. 57-45 W., 186 feet to the point of beginning.

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.