

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARMHOUSE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jacqueline E. Orr

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

C. Mack Parkins

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Five thousand, nine hundred sixteen and 16/100 Dollars (\$ 5,916.16) due and payable

in monthly installments in the sum of \$105.00 each, commencing on August 1, 1969 and in the same amount on the first day of each and every month thereafter until paid in full; all payments to apply first to interest, balance to principal,

with interest thereon from date at the rate of ^{gcd} 8 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 Mortgagee'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 Mortgagee 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 at the southeastern corner of the intersection of Augusta Street with University Street (also known as University Ridge) in the City and County of Greenville, S. C. being shown and designated as a portion of Lots 1 and 2 on a plat of property of W. D. Workman made by R. E. Dalton, Engr. dated 1919 and recorded in the RMC Office for Greenville County, S. C. in Plat Book E, page 147 and having according to a more recent plat thereof made by R. W. Dalton, July 1953 the following metes and bounds, to-wit;

BEGINNING at a point at the southeastern corner of the intersection of Augusta Street with University Street and running thence along the eastern side of Augusta Street S 34 12 W 82.8 feet to a point in the center of a 13-inch brick wall; thence a line through the center of said brick wall and continuing in a line with a projection thereof S 52-22 E 95 feet to an iron pin on the western side of a 10-foot private alley; thence with the western side of said alley, N 34-08 E 78.9 feet to an iron pin on the southern side of University Street; thence along the line of the southern side of University Street N 50 W 95.2 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of the mortgagee dated July 1, 1969 and this instrument has been executed as a deferred portion of the purchase price.

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, his 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.