

STATE OF SOUTH CAROLINA

MAY 11 21 AM '69

COUNTY OF GREENVILLE

LILLIE FARNSWORTH  
R. H. O.

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. M. Rogers

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. B. Forrester, 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 Eight Thousand

Dollars (\$ 8,000.00 ) due and payable

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: at maturity

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, lying and being on the southwesterly side of Cleveland Street, in the City of Greenville, South Carolina, being shown and designated as Lots Nos. 6 and 7 on plat of subdivision of Property of Ruth H. Lynch prepared by Piedmont Engineering Service, and recorded in the RMC Office for Greenville County, S. C. in Plat Book XX, page 71, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Cleveland Street, said pin being the joint front corner of Lots 5 and 6, and running thence with the southwesterly side of Cleveland Street S 46-43 E 113 feet to an iron pin, joint front corner of lots 6 and 7; thence continuing with said street S 53-16 E 85 feet to an iron pin at the intersection of Cleveland Street and Crescent Avenue; thence S 5-28 E 44.3 feet to an iron pin on the westerly side of Crescent Avenue; thence with the westerly side of Crescent Avenue S 46-56 W. 161.6 feet to an iron pin; thence N. 46-12 W. 108.8 feet to an iron pin, joint rear corner of Lots 6 and 7; thence N 46-12 W 113 feet to an iron pin, joint rear corner of Lots 5 and 6; thence with the common line of said lots N. 43-48 E 175 feet to an iron pin, the point of beginning.

For deed into grantor see Deed Book 822 at page 521.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property.

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.