

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MATTIE NORRIS

FILED  
GREENVILLE CO. S. C.

AUG 18 11 52 AM '69

OLLIE FARNSWORTH

EVELYN H. WILKINS

WHEREAS, I, MATTIE NORRIS

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

(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

ONE THOUSAND - - - Dollars (\$ 1,000.00 ) due and payable  
\$25.00 on the first day of September, 1969 and \$25.00 on the first day of each  
and every month thereafter up to and including July 1, 1972 and the balance of  
principal and accrued interest on August 1, 1972

with interest thereon from date at the rate of 8% per centum per annum, payable monthly, all interest not  
paid when due to bear interest at the same rate as principal.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be ad-  
vanced 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 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 Mort-  
gagor 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 those lots of land in the city of Greenville, county of Greenville,  
state of South Carolina, known and designated as Lots Nos. 30 & 31, on Map No.  
2 of Nickle-Town Heights, made by W. J. Riddle, Engineer, recorded in the  
RMC Office for Greenville County in plat book M at page 5, said lots being  
located at the northeast corner of River Street and Hall Street.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way in-  
cident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heat-  
ing, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the inten-  
tion 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of  
the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the  
covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that  
may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed  
the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage  
debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be  
required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount  
not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to  
it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable  
clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it  
does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize  
each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing  
on the Mortgage debt, whether due or not.