

FILED
GREENVILLE CO. S. C.

BOOK 1136 PAGE 255

STATE OF SOUTH CAROLINA SEP 9 4 23 PM '69

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James T. Siachos

(hereinafter referred to as Mortgagor) is well and truly indebted unto James R. Hall and Ollie M. Hall

(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 SEVENTEEN THOUSAND AND NO/100

-----Dollars (\$17,000.00) due and payable

at the rate of \$157.60 per month for 180 months, with the first payment commencing on October 1, 1969, and a like amount due on the 1st of each and every month thereafter until paid in full

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: annually

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 Mortgagee 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 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, being known and designated as Lot No. 4 on a plat of the Property of J. R. Hall, prepared by C. C. Jones, June 20, 1964 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Athelone Avenue and running thence N. 70-21 W. 189.8 feet to an iron pin; thence running N. 20-09 E. 74 feet to an iron pin; thence running along the joint line of Lots Nos. 3 and 4 S. 70-21 E. 189.2 feet to an iron pin on the western side of Athelone Avenue; thence running along the said Athelone Avenue S. 19-39 W. 74 feet to an iron pin, the point of beginning.

ALSO:

ALL THAT CERTAIN piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lots Nos. 1, 2, 3, and 4 on plat of property of property of E. P. Kerns made by J. Q. Bruce, Surveyor, January 29, 1949, and recorded in the R. M. C. Office for Greenville County in Plat Book ___ at page ___, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point on the north side of the White Horse Road, which point is the northwest intersection of said White Horse Road and an unnamed street, and running thence with the White Horse Road, N. 52-53 W. 200 feet to an iron pin; thence N. 19-39 E. 140 feet to joint rear corner of Lot No. 5 and Lot No. 1; thence with line of Lot No. 5, S. 70-21 E. 189.8 feet to a point on the west side of said unnamed street; thence with said street, S. 19-39 W. 200 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.