

GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R. M. C.

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MORTGAGE OF REAL ESTATE—Officers of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE.

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, LEWIS E. DIXON AND JEAN A. DIXON

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

(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

Two Thousand Five Hundred & No/100ths Dollars (\$ 2,500.00 ) due and payable \$75.00 per month commencing October 10, 1969 and continuing until paid in full, together

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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, in Chick Springs Township, on the Southwest side of McConnell Road and being shown on plat of property made for C. B. Loftis by Terry T. Dill, surveyor, dated August 11, 1969 and having the following notes and bounds, to-wit:

BEGINNING at an Iron pin on the Southwest side of said road at the corner of other property of C. B. Loftis and running thence S. 43-35 E. 717 feet to an iron pin on Silver Branch; thence with said branch, N. 12-43 E. 39 feet to an iron pin; thence with Malcolm Branch, Lot, N. 29-06 E. 631 feet to stone at a hickory, thence N. 35-00 E. 59 feet to an iron pin on the Southwest side of said road, thence with the Southwest side of said road, S. 61-21 E. 100 feet to an iron pin; thence still with said road, S. 51-11 E. 100 feet to the beginning corner and containing 2.00 acres, more or less.

Being the same property conveyed to the Grantor herein by Deed of C. B. Loftis, said Deed being dated August 21, 1969.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, however, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

*Satisfied in full June 11, 1971.*  
*G. H. Valentine, Jr.*