

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Oct 16 4 38 PM '69

OLLIE FARNSWORTH

BOOK 1139 PAGE 543

MORTGAGE OF REAL ESTATE

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. J. Mauldin, Sr. and A. J. Mauldin, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. L. Rosamond

(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 Five Thousand Five Hundred and no/100

in 48 equal installments of \$130.77 with the first instalment due and payable on November 10, 1969, and on alike of each successive month thereafter until paid in full. Dollars (\$5,500.00) due and payable

with interest thereon from date at the rate of 6-1/2 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 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 located in the subdivision known as Park Place, and shown on a plat recorded in the R.M.C. Office for Greenville County in Volume A, Page 119, as Block G, Lots 14, and a part of 12, and more particularly described as follows:

Lot No. 14, measuring 50 feet on its front and rear line and having a depth of 150 feet, bounded on the north by Lot No. 16; on the east by an alley; on the south by No. 12, and on the west by Second Avenue.

That portion of Lot No. 12 herein conveyed consisting of the rear portion of that lot adjoining Lot 14, and measuring on its east and west lines 50 feet, and on its north and south sides 40 feet and is bounded and described as follows: on the north by Lot No. 14, on which it fronts 40 feet; on the east by an alley; on the south by Lot No. 10, on which it fronts 40 feet, and on the west by the remaining portion of Lot No. 12, on which it fronts 50 feet.

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.