

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.

BOOK 1140 PAGE 329

COUNTY OF Greenville

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, we, Basil G. Cramer and Launa N. Cramer

(hereinafter referred to as Mortgagor) is well and truly indebted unto John D. Hill, 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 -----
Nine thousand and no/100----- Dollars (\$ 9,000.00) due and payable

\$86.01 on the 21st day of each and every month hereafter, commencing November 21, 1969; payments to be applied first to interest, balance to principal; balance due fifteen (15) years from date, with the privilege to anticipate payment at any time, in any amount, without penalty;

with interest thereon from _____ date at the rate of eight 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, at the northeastern corner of the intersection of Woodmont Circle and Westbrook Lane and being known and designated as Lot No. 8, Block A, on plat of Brookforest Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book "BB", page 41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodmont Circle at the joint front corner of Lots 7 and 8 and running thence along the joint line of said lots N. 11-46 W. 152.7 feet to an iron pin; thence S. 68-26 W. 185.1 feet to an iron pin on the eastern side of Westbrook Lane; thence along said Lane S. 34-18 E. 109.3 feet to an iron pin; thence with the curve of the aforementioned intersection, the chord of which is S. 68-32 E. 41.9 feet to an iron pin on the northern side of Woodmont Circle; thence along said Circle N. 78-16 E. 104 feet to the point of beginning.

The above is the same property conveyed to the Mortgagors by the Mortgagee by his deed of even date and recorded herewith.

This is a purchase money mortgage.

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 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.

THIS MORTGAGE IS
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