

FILED
GREENVILLE CO. S. C.

BOOK 1143 PAGE 355

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DEC 3 9 29 AM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Heyward R. McConnell

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

(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

Four Thousand-----Dollars (\$ 4,000.00) due and payable

Eighty-one & 11/100 (\$81.11) per month commencing January 1, 1970 and a like amount on the first of each and every month thereafter until paid in full

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, known and designated as Lots Nos. 80 & 82 of Washington Heights, according to a plat recorded in the Office of the R.M.C. in Greenville County in Plat Book F at page 54, Lot 80 being located on the south side of Lincoln Street and Lot No. 82 on the north side of Lincoln Street, and reference is hereby craved on said plat for the metes and bounds of said lots.

These being the identical lots conveyed to me by deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deeds Book 862 at page 350.

This conveyance is made subject to any and all existing and recorded easements, rights of way, restrictions and/or protective covenants.

Also 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, on the west side of Boling Circle, near the City of Greenville being shown as Lots Nos. 122 and 123 on a plat of property of Charlotte A. Tripp, recorded in Plat Book E, page 254; said lots having a combined frontage of 50 feet on Boling Circle, a depth of 126.6 feet on the north, 160 feet on the south, and a rear width of 30 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.