

GREENVILLE CO. S. C.

BOOK 1145 PAGE 503

STATE OF SOUTH CAROLINA

JAN 10 1 52 PM '70

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, I, Paul S. Goldsmith

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr. as Trustee Under Will of B. M. McGee

(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 Three thousand seven hundred fifty and no/100 Dollars (\$ 3,750.00) due and payable

\$45.51 on the 15th day of each and every month, commencing FEBRUARY, 1970; payments to be applied first to interest, balance to principal; balance due 10 years from date; privilege is granted to anticipate payment at any time after one year; the holder hereof reserves the right to declare the entire balance due and payable five years from date;

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, in the City of Greenville, situate, lying and being on the western side of Chapin Street and being known and designated as a portion of Lot No. 73 of a subdivision of the property of West End Land & Improvement Co. as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "A", Page 153, and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Chapin Street at the joint corner of Lots Nos. 72 and 73 and running thence with the joint line of said Lots S. 79 W. 50 feet to a point; thence in a northerly direction across Lot No. 73, 50 feet to a point in the joint line of Lots Nos. 73 and 74; thence along the joint line of said lots N. 79 E. 47 feet to a point on the western side of Chapin Street at the joint corner of Lots Nos. 73 and 74; thence along Chapin Street S. 14-10 E. 50 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by Elbert Everett Johnson.

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.