

FILED
GREENVILLE S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 17 1 20 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, L. M. GILLESPIE

(hereinafter referred to as Mortgagee) is well and truly indebted unto J. D. WALTERS and MARY FRANCES A. WALTERS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Ten Thousand and no/100

Dollars (\$10,000.00) due and payable \$2500.00 one year from date and a like amount each successive year until paid in full with privilege of anticipating the whole amount or any part thereof at any time.

with interest thereon from date at the rate of 7% per centum per annum, to be paid Annually.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, City of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at a point on line of property of Duke Power Company, which point is 42.1 feet from the South side of East Broad Street and on line of C & W C Railway right-of-way and running thence with the line of said property, S. 25-40 W., 132.9 feet; thence S. 69-58 E., 150 feet; thence N. 25-40 E., 176.9 feet to an iron pin on East Broad Street; thence with East Broad Street, N. 60-03 W., 104.7 feet to the point of beginning and being identically the same property conveyed to mortgagee by mortgagee by deed to be recorded.

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 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 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 forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.