

MORTGAGE OF REAL ESTATE - Manly & Bracey, Attorneys at Law, Justice Building, Greenville, S. C.
GREENVILLE, S. C. FILED
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 19 4 36 PM '70
MORTGAGE OF REAL ESTATE

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

WHEREAS, I, EARL W. HARPER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. ROBINSON, JR. as Trustee under the B. M. McGee Will

(hereinafter referred to as Mortgage) 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 and No/100-----

----- Dollars (\$ 3,000.00) due and payable at the rate of Thirty-Five and 33/100 (\$35.33) Dollars on the 15th day of each and every month hereafter commencing March 15, 1970; payments to be applied first to interest, balance to principal; balance due ten and one-half (10 1/2) years from date; privilege is granted to prepay after one year without penalty; the holder hereof reserves the right to call entire balance due and payable five (5) years from date;

with interest thereon from date at the rate of eight (8%) 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 Town of West Greenville and having the following metes and bounds, to wit:

Beginning at a stake on the north side of Doe Street 57.5 feet from the corner of Queen Street at the corner of lot heretofore conveyed by Lydia B. Biggs to J. B. Simpson, and running thence along Doe Street N 67-40 W 60 feet to an iron pin; thence N 24-55 E 141.9 feet to an iron pin; thence S 64-45 E 52 feet to an iron pin at Simpson corner; thence with Simpson line S 21 W 140.6 feet to the beginning corner; less ten (10') foot strip conveyed by E. W. Biggs to W. G. Howard by deed dated August 30, 1926 and recorded in the RMC Office for Greenville County in Deed Book 98, Page 492.

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.