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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Edith Estelle Knight

(hereinafter referred to as Mortgagor) is well and truly indebted unto Burnett H. Cole

(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 Five Thousand, and no/100

Dollars (\$ 5,000.00) due and payable

in equal monthly installments of Sixty-five (\$65.00) Dollars each, the first installment to become due on the 15th day of April, 1970, and a like installment to become due on the 15th day of each and every month thereafter until this indebtedness plus interest has been paid in full, each payment to be applied first to interest, balance to principal, with right to anticipate payments

with interest thereon from date at the rate of five per centum per annum, to be paid:

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 signing 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 Parker School District, and known as Lot #7, in Section D, on a plat of property known as Woodville Heights, made by W. J. Middle, Surveyor, December, 1949, and recorded in Plat Book L, at pages 14 and 15, REC. Office for Greenville County, S. C. to which plat and the record thereof is hereby made for a more definite description of said lot.

This is a purchase money mortgage.

Together with all and singular trees, meadows, hereditaments, and appurtenances to the same including in any way incident or appertaining to all of the rents, issues, and profits which now exist or hereafter may exist including all fixtures, plantings, and fixtures, fixtures, and hereafter attached, connected, or fitted thereto in any manner. It being the intention of the parties to this mortgage 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 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.