

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S. C.  
MAR 17 2 40 PM '70  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1150 PAGE 349

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Otto Jarrett Morgan, Sr. and Mary C. Morgan

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

----- Mrs. Maude M. Watson -----

(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 Five Hundred and no/100 -----

-----Dollars (\$ 5,500.00 ) due and payable

Eighty One and 68/100 (\$81.68) Dollars on the 1st day of April, 1970  
and Eighty One and 68/100 (\$81.68) Dollars on the 1st day of each month  
thereafter until paid in full, with the right to anticipate.

with interest thereon from date at the rate of (6 $\frac{1}{2}$ %) 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, and in the Town of West Greenville, on the South Side of Perry Avenue, and being known and designated as Lot No. 42, according to plat of the property of Haynesworth and Furman, and having a frontage on Perry Avenue of Fifty (50) feet, with a depth in parallel line of One Hundred Ninety-One (191) feet. This is one of the lots conveyed to W. O. Kay by D. G. Smith by deed dated February 20, 1928 and recorded in the R. M. C. Office for Greenville County in Volume 127 at Page 85.

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.