

MORTGAGE OF REAL ESTATE—Office of L. E. F. W. J. Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JUN 15 11 32 AM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTHALL WHOM THESE PRESENTS MAY CONCERN,
R. M. C.

WHEREAS, William C. Sheehan and Mildred R. Sheehan,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens & Southern National Bank of S. C.

(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

-----Thirty Thousand and no/00----- Dollars (\$ 30,000.00) due and payable

\$250.94 one month from date and a like payment on the same day of each and every month thereafter until paid in full. The final payment to be paid twenty (20) years from date of first payment

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly
Above payments to be credited first to payment of interest and then to reduction of principal.

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, lying and being on the Southwestern side of Highland Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 52 and portions of Lots Nos. 51 and 53 as shown on a plat of the C. B. Martin Subdivision recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book F at page 102 and having according to a plat made by C. M. Furman, Jr., dated October 2, 1923, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Highland Drive 75 feet in a Northwesterly direction from the Northwestern corner of the intersection of Highland Drive and Tomassee Avenue, and running thence S. 48-50 W. 192.3 feet to an iron pin; thence N. 41-10 W. 161.3 feet to an iron pin; thence 48-50 E. 192.3 feet to an iron pin on the Southwestern side of Highland Drive; thence with the Southwestern side of Highland Drive S. 41-10 E. 161.3 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor by deed of Bob Jones University the 10th day of June, 1970; which deed is being recorded simultaneously with the recordation of this Mortgage.

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.