

FILED
GREENVILLE CO. S. C.

BOOK 1159 PAGE 381

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 1 10 29 AM '70
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, DIANE D. MOORE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. R. FOWLER,

(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

Three Hundred and no/100 ----- Dollars (\$300.00 ----) due and payable
in full one year from date

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

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

ALL that piece, parcel or lot of land with the building and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 12, Plat of Rosewood Park, plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book TT at page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Brushy Creek Road at the junction of Ike's Road and Cunningham Road, joint front corner of Lots 11 and 12; and running thence S. 10 - 00 E. 206.6 feet to an iron pin in the rear line of Lot No. 19; thence, along the rear line of Lot No. 19, N. 81 - 41 E. 43.2 feet to an iron pin, joint corner Lots 12, 13, 18 and 19; and running thence along the line of Lots 12 and 13, N. 7 - 57 E. 195.3 feet to an iron pin on the southerly side of Brushy Creek Road; thence with the southerly side of Brushy Creek Road, N. 87 - 54 W. 105 feet to a point, the point of beginning.

This lien is junior to a first mortgage over said property given to Cameron-Brown Company on the 27th day of March, 1964, in the original sum of \$16,500.00, and having been recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 953 at page 419.

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.