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BOOK 1161 PAGE 585

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH
COUNTY OF GREENVILLE R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Earl W. Casey and Mildred T. Casey, are

(hereinafter referred to as Mortgagor) is/well and truly indebted unto Hazle B. Cleveland, as Life Tenant, and J. Harvey Cleveland, Jr., John Baker Cleveland and Elizabeth C. Livingston

(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 Two Thousand, Seven Hundred Forty-Three and 73/100---
-----Dollars (\$2,743.73) due and payable

in monthly instalments of Fifty-Five and 52/100 - (\$55.52) Dollars each, beginning on the 3rd day of August, 1970 and continuing on the 3rd day of each succeeding calendar month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month

with interest thereon from date at the rate of 6% 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, on the east side of Mellon Street in the Village of S. Slater & Sons, Inc. at Slater, being known as Lot No. 21, Block H as shown on a plat of the Village of S. Slater & Sons, Inc. made by J. E. Sirrine & Company, Engineers, on July 10, 1940, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K at pages 63, 64 and 65, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the east side of Mellon Street at the joint front corner of Lots Nos. 20 and 21 of Block H, and running thence with the line of Lot No. 20, N. 82-41 E. 124 feet to an iron pin; thence along the rear line of Lots Nos. 1 and 2, S. 7-24 E. 95 feet to an iron pin; thence with the line of Lot No. 22, S. 82-41 W. 124 feet to an iron pin on the east side of Mellon Street; thence with the east side of Mellon Street, N. 7-24 W. 95 feet to the beginning corner; being the same conveyed to us by the mortgagees herein by deed dated July 3rd, 1970, to be recorded herewith.

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.