

STATE OF SOUTH CAROLINA  
COUNTY OF

FILED  
GREENVILLE, S. C.  
NOV 10 10 20 AM '70  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

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

(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 FIVE HUNDRED** - - - - - Dollars (\$ **2,500.00** ) due and payable

in quarter-annual installments of \$62.50 each beginning February 10, 1971, and continuing each quarter thereafter - - - - -

with interest thereon from date at the rate of **eight** per centum per annum, to be paid: **quarter-annually**

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, in Greenville Township, Tax District No. 250, being designated as Lot 19B of Section H, Woodville Heights, as shown on a plat recorded in the R.M.C. Office for Greenville County in Book L at pages 14 and 15, also shown on the Greenville County Block Book at Page 128, Sec. 3, Lot 36, and having these metes and bounds:

BEGINNING at an iron pin on a branch at the corner of Lots 19A, 19B and the rear line of Lot 19 and thence running N 53-50 W 106 feet; thence N 35-05 E 100 feet to an iron pin at the joint corner of lots 19B and 13A; thence S 43 E 120 feet to the joint corner of lots 19 and 13, also 19B and 13A; thence along the branch and line of lot 19 to the joint corner of lot 19A approximately 80 feet to the beginning.

This is the same property conveyed to J. Ralph Whitmire and Carolyn C. Whitmire Aug. 9, 1955, by deed from R. B. Phillips, et al., recorded in Vol. 531, page 470. Carolyn C. Whitmire, (as Carol) conveyed her interest to J. Ralph Whitmire on Aug. 17, 1968, by deed recorded in Vol. 851, page 325.

Together with all and singular rights, members, herditaments, 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.