

Nov 10 2 27 PM '70

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HORTON, DRAWDY, DILLARD, MARCHBANKS, OLLIE FARMSWORTH, 307 PETTIGRU STREET, GREENVILLE, S. C. 29603
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John P. Jordan and Wynelle D. Jordan

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

James A. Harris

(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 Seven Hundred Two and 16/100 ----- Dollars (\$ 5, 702. 16) due and payable

beginning on September 1, 1970, Seventy-Five and 00/100 (\$75.00) Dollars per month, payable on or before the first of each and every month

with interest thereon from date at the rate of SIX (6%) per centum per annum, to be paid: included in the above payments.

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 in Greenville County, South Carolina, known and designated as Lot 43 on a plat of GRAND VIEW, prepared by Woodward Engineering Co. in March, 1957, recorded in Plat Book KK, at page 93, and having, according to this plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Crestmore Drive at the joint front corner of Lots 42 and 43, and running thence along the northern edge of said street N. 74-17 E. 60 feet to an iron pin at the front corner of Lot 44; thence along the line of that lot N. 15-43 W. 160 feet to an iron pin on the subdivision property line (property of Graceland Cemetery); thence along the line of that property S. 74-17 W. 60 feet to an iron pin at the rear corner of Lot 42; thence along the line of that lot S. 15-43 E. 160 feet to the beginning corner.

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.