

GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA

DEC 4 3 22 PM '70

COUNTY OF GREENVILLE

FARNSWORTH

R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Maros, Inc.

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

Grace Walker Jackson

(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 Twenty-Nine Thousand and No/100-----

Dollars (\$ 29,000.00) due and payable

Four Thousand, One Hundred Forty-Two and 86/100 (\$4142.86) Dollars on the 30th day of November, 1971 and Four Thousand, One Hundred Forty-Two and 86/100 (\$4142.86) Dollars on the 30th day of November of each succeeding year thereafter until paid in full

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: annually on the same dates;

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 about two and one-half miles north of the Greenville County Court House at the intersection of Newland Avenue and Furman Road and having, according to a plat of property of Dr. Davis Furman made by Dalton & Neves, Engineers, January 1931, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the southwest corner of the intersection of Newland Avenue and Furman Road, and running thence with the-northwest side of Furman Road, S. 62-16 W. 216 feet to an iron pin on the northwest side of said road; thence continuing with said Furman Road, S. 38-46 W. 45 feet, more or less, to an iron pin on the north side of the right-of-way of the Piedmont and Northern Railway Company; thence with the right-of-way line of said Piedmont and Northern Railway Company in a southwesterly direction 285 feet to an iron pin on said right-of-way at corner of property now or formerly of G. C. Smith; thence with said Smith line, N. 33-01 E. 460 feet, more or less, to an iron pin on the southwest side of Newland Avenue; thence with the southwest side of said Newland Avenue, S. 53-52 E. 287 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.