

GREENVILLE CO. S. C.

BOOK 1176 PAGE 603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 28 12 17 PM '70
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES C. LEWIS, JR., and RENA MAE B. LEWIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. Roper, d.b.a., Southern Motor Finance 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 Four Thousand Thirty-Two and No/100 - - - - - Dollars (\$4032.00) due and payable

\$112.00 per month, for a period of thirty-six months, each and every month until paid in full, beginning February 1, 1971

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-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, and being on the Western side of Wakewood Way near the City of Greenville, being known and designated as Lot No. 28 as shown on a plat of Imperial Hills, prepared by C. C. Jones, dated August 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB at page 35, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Wakewood Way at the joint front corner of Lots Nos. 27 and 28 and running thence with the line of Lot No. 27 S. 68-0 W. 149.8 feet to an iron pin; thence with the rear line of Lot No. 32 N. 34-08 W. 87.2 feet to an iron pin; thence with the rear line of Lot No. 31 N. 11-21 W. 45 feet to an iron pin at the joint rear corner of Lots Nos. 28 and 29; thence with the line of Lot No. 28 N. 79-46 E. 172.1 feet to an iron pin on the Western side of Wakewood Way; thence with the Western side of Wakewood Way S. 8-00 E. 15 feet to an iron pin; thence continuing with the Western side of Wakewood Way S. 18-17 E. 80 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Lorene B. Mahaffey, Ardelia B. Matthews, Dorothy B. Boggs and Evelyn P. Bulman, dated February 12, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 742 at page 339.

Being the same property conveyed to the mortgagors herein (James C. Lewis, Jr., and Rena Mae B. Lewis) by deed of Eugene Rackley dated the 10th day of January 1969 and recorded in the R.M.C. Office for Greenville County in Vol. 859, page 611.

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.