

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.

FEB 24 2 56 PM '71

BOOK 1181 PAGE 581

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEE J. HOLTZCLAW, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. L. LANFORD

(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 and No/100
-----(\$5,000.00)----- Dollars (\$ 5,000.00) due and payable

at the rate of Fifty (\$50.00) Dollars per month on the 1st day of each month, beginning on April 1, 1971 and continuing through January 1, 1972, with the full balance being due and payable on or before February 23, 1972.

with interest thereon from date at the rate of eight per centum per annum, to be paid: one year from date

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, at the intersection of Poinsett Street, formerly Hill Street, and Victoria Street in the City of Greer, more particularly described as follows:

BEGINNING at an iron pipe at the northwest corner of Victoria Street and Poinsett Street formerly Hill Street, and running thence south 13 degrees 46 minutes west along the pavement line 13 feet to an iron pipe; on the north side of Victoria Street; thence south 78 degrees 15 minutes west along Victoria Street 67.9 feet to a point in a brick wall of a one-story brick building west; thence north 12 degrees 20 minutes west along said wall 81.5 feet to point on Poinsett Street; thence south 58 degrees 32 minutes east 101.9 feet to point of beginning.

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.