

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1189 PAGE 357

MAY 7 4 39 PM '77 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:  
R. H. G.

WHEREAS, KATHARINE F. HAMER AND FLOYD F. JANZEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto FLOYD F. JANZEN

(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 Five Hundred and No/100-----  
-----Dollars (\$ 4,500.00 ) due and payable

\$91.25 per month commencing June 5, 1971 and \$91.25 on the 5th day of each and every month thereafter until paid in full, with the final payment due May 5, 1976.

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: monthly

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 the City of Greenville, being No. 4 on the westerly side of McDaniel Avenue and being described as follows:

BEGINNING at an iron pin on the west side of McDaniel Avenue at the southwest corner of McDaniel Avenue and a 20 foot driveway, said pin being 129.3 feet south from the southwest corner of the intersection of McDaniel Avenue and McRee Avenue; and running thence with the south side of said 20 foot driveway, S. 73-20 W. 68 feet to a point; thence N. 16-13 E. 56 feet to a point; thence S. 73-20 E. 33 feet to the corner of the building abutting on the west side of McDaniel Avenue; thence with the west side of McDaniel Avenue, N. 1-23 E. 58.7 feet to the beginning corner.

This mortgage is not to be considered to grant a merger with the title to the property in Floyd F. Janzen.

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.