

MORTGAGE OF REAL ESTATE OF GREENVILLE, S. C. FILED MAY 13 10 45 AM '71 OLLIE FARNSWORTH R. M. C. Attorneys at Law, Greenville, S. C.

BOOK 1190 PAGE 407

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LAWRENCE GROGAN and SARAH GROGAN

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

(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 Three Hundred Twenty Nine and no/100 Dollars (\$ 2329.00 ) due and payable

\$50.00 per month beginning June 15, 1971, and a like amount on the 15th day of each successive month until paid in full, payments to apply first to interest and balance to principal,

with interest thereon from date at the rate of Six 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, and according to plat made by C. O. Riddle, Surveyor, May 6, 1971, recorded in Plat Book 41 at Page 189, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Dividing Water Road at joint corner of other property of Grantor, said point being designated "A" and running thence S. 0-8 E. 86.3 feet to point "B"; thence S. 15-02 E., 745 feet to point "C"; thence S. 70-10 W., 511 feet to point "D"; thence N. 19-57 W., 50 feet to iron pin marked point "E"; thence N. 13-05 W., 598 feet to iron pin; thence N. 74-25 E., 90 feet to iron pin; thence N. 62-25 E., 120 feet to iron pin; thence N. 3-15 E., 164 feet to a point in the center of Dividing Water Road; thence with the center of Dividing Water Road, N. 69-45 E., 100 feet and N. 59-15 E., 100 feet to the 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.