

GREENVILLE (CO. S. C.)

STATE OF SOUTH CAROLINA MAY 21 4 16 PM '71

BOOK 1191 PAGE 597

COUNTY OF GREENVILLE LIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, Arthur L. and Rose M. Dutton

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

R. B. Thomasson and J. C.
Thomasson

(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

Fifteen Thousand and 00/100 -----
Dollars (\$ 15,000.00) due and payable

in monthly installments of One Hundred Thirty-Four and 83/100 (\$134.83) Dollars, beginning thirty (30) days from date and continuing on the like day of each month thereafter until paid in full, with payment first to interest and balance to principal, with interest thereon from date at the rate of Seven 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, Ward 6, City of Greenville, South side of University Street and being known and designated as Lot No. 3 and a strip along the rear part of lots 1 and 2 on a Plat of property made by R. E. Dalton, Engineer, in July, 1919, recorded in the R.M.C. Office for Greenville County in Plat Book E, Page 147, and having, according to a more recent survey made by R. E. Dalton in June, 1937, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of University Street, which point is 95.2 ft. in an easterly direction from the Southeast corner of the intersection of Augusta Street and University Street and running thence along the line of property now or formerly belonging to C. M. Gaffney, S. 34-08 W., 131.9 ft. to an iron pin in line of property now or formerly belonging to J. A. Cureton; thence with the line of said Cureton property, S. 53-38 E., 58.3 ft. to an iron pin at the rear corner of lots 3 and 4; thence along the joint line of lots 3 and 4, N. 37-29 E., 127.6 ft. to an iron pin on the South side of University Street; thence along the South side of said University Street, N. 50 W., 65.8 ft. to the beginning corner.

This is the same property conveyed to the mortgagors by deed of R. B. Thomasson and J. C. Thomasson to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage this date given to Fountain Inn Federal Savings and Loan Association.

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.