

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Form prepared by Clifford F. Gaddy, Jr., Attorney at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

BOOK 1192 PAGE 386

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES R. ROCHESTER and MELBA H. ROCHESTER
Greenville, South Carolina

of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto ALFRED MARTIN and ETHEL MARTIN, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Two Thousand and no/100 Dollars (\$ 2,000.00), with interest from date at the rate of six per centum (6 - %) per annum until paid, said principal and interest being payable at the office of Alfred and Ethel Martin, or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred and no/100 Dollars (\$ 500.00), commencing on the 1st day of August, 1971, and on the 1st day of each month thereafter until the principal and interest are fully paid.

INTEREST TO BE PAYABLE WITH THE LAST INSTALLMENT

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain lot of land lying in the State of South Carolina, County of Greenville, on the southeastern corner of intersection of South Valley Lane and Riverview Drive, shown as Lot 46 on a plat of RIVERDALE recorded in the RMC Office for Greenville County in Plat Book KK at page 107 and being further described as follows:

BEGINNING at an iron pin on the eastern side of Reiverview Drive at the joint corner of the within described lot and a 30 feet alley and running thence along the northern side of the said alley, N. 82-07 E. 102.8 feet to an iron pin at the corner of Lot 47; thence along the line of Lot 47, N. 1-57 W. 266.6 feet to an iron pin on the southern side of South Valley Lane; thence along South Valley Lane, N. 66-40 W. 59.7 feet to an iron pin; thence along the curve of the intersection of South Valley Lane and Riverview Drive, S. 55-13 W. 63.3 feet to an iron pin on the eastern side of Riverview Drive; thence along Riverview S. 3-10 E. 268.5 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deed to be recorded herewith.

Together with all and singular the rights, members hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.