

OLLIE FARNSWORTH

BOOK 1193 PAGE 553

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS JOHN T. ROBERTS and JULIA B. ROBERTS

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. R. RICHARDSON

(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 and No/100-----

-----Dollars (\$ 4,000.00) due and payable in equal monthly installments of \$79.21 each with the first payment being due July 5, 1971 and the remaining payments being due on the 5th day of each month of each year thereafter until paid in full, with all payments to be first applied to interest and then principal:

with interest thereon from date at the rate of 7% -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 piece, parcel or lot of land near Fountain Inn in the County of Greenville, State of South Carolina on the Northwestern side of Lafayette Avenue and being shown and designated as Tract 28 of plat of Shellstone Park made by C. O. Riddle in August, 1967, and later revised and recorded in the Greenville County RMC Office in Plat Book PPP, Page 147 and Plat Book RRR, Page 155, and having according to said plat the following description:

BEGINNING at an iron pin on Lafayette Avenue the joint front corner of Lots 28 and 29 and running thence with Lafayette Avenue N. 60-26 E., 80 feet and N. 80-30 E., 80 feet to an iron pin the joint front corner of Lots 27 and 28; thence with the line of Lot 27 N. 4-36 W., 410.4 feet to an iron pin; thence N. 81-52 W. 515 feet to an iron pin the joint rear corner of Lots 28 and 29; thence with the line of Lot 29 S. 32-48 E. 657.3 feet to the point and place of beginning.

This being the same property conveyed to the mortgagors by deed of the mortgagee of even date and to be recorded herewith.

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.