

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Bailey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
JUN 25 4 02 PM '71
OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1196 PAGE 391

MORTGAGE OF REAL ESTATE

WHEREAS, Roland D. Gangwer and Peggy A. Gangwer

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Otto White, Jr. and Clayton P. Byers

(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 Two Thousand Four Hundred and No/100-----
----- Dollars (\$ 2,400.00) due and payable

On or before six (6) months from date

with interest thereon from maturity at the rate of 8 per centum per annum, to be paid: on demand

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 known and designated as Lot No. 31 as shown on a Plat entitled South Forest Estates, made by Pickell and Pickell, dated August 29, 1955, and recorded in the R. M. C. Office for Greenville County, in Plat Book GG, at Page 181, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of East Belvedere Road, corner of Lot No. 30, and running thence S. 84-41 W. 125 feet; thence S. 5-19 E., 90 feet to the rear corner of Lot 32; thence along the line of Lot No. 32, N. 84-41 E. 125 feet to East Belvedere Road; thence along said Road, N. 5-19 W. 90 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.