

FILED
GREENVILLE CO. S. C.

BOOK 1200 PAGE 261

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 20 2 33 PM '71
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

2391082

WHEREAS, CLEOLA LOUERS PADEN

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

(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 Ten Thousand, Seven Hundred Seventy-two and 40/100----- Dollars (\$10,772.40) due and payable in 120 equal monthly installments of \$89.77 each the first such installment to be paid September 9, 1971 and a like amount each month thereafter until paid in full,

with interest thereon from date at the rate of eight 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, near the City of Greenville, situate, lying and being on the Southern side of Crestfield Road, being known and designated as Tract No. 3 on a plat entitled "Property of Wister Louers, Jr. and Chester & Barker Louers and Willie L. Louers", dated August 22, 1969, prepared by C. O. Riddle and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Crestfield Road at the joint front corner of Tract No. 3 and Tract No. 2 and running thence N. 66-24 E. 90 feet to an iron pin; thence leaving said road S. 4-54 E. 194.7 feet to an iron pin; thence S. 86-11 W. 55.2 feet to an iron pin at the joint rear corner of Tract No. 3 and Tract No. 2; thence N. 15-15 W. 167.5 feet along the line of Tract No. 2 to the point of beginning and containing .29 acres, more or less.

This is the identical property conveyed to the mortgagor by deed of Chester Louers, Wister Louers, Jr. and Mrs. Willie L. Barber by deed dated September 2, 1969 and recorded in the R. M. C. Office for Greenville County in Volume 881, at page 503.

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.