

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 22 3 10 PM '71
O L L I E F A R N S W O R T H
R. M. C.

BOOK 1207 PAGE 365

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William R. Wyatt, am

(hereinafter referred to as Mortgagor) & well and truly indebted unto
Cora T. Ertzberger

(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 Six Thousand and No/100

-----Dollars (\$ 6,000.00) due and payable
Two Thousand and No/100 (\$2,000.00) Dollars on October 1, 1972; Two Thousand and No/100 (\$2,000.00) Dollars on October 1, 1973, and Two Thousand and No/100 (\$2,000.00) Dollars on October 1, 1974, with interest due thereon on unpaid principal balance on the same date; the privilege to anticipate payment of the whole or any part thereof without penalty is given to mortgagor,
with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: annually

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, being shown as Lots Nos. 16 and 17 of the property of E. M. Wharton, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book F, at page 206, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the north side of National Highway (Camp Road) at the joint front corner of Lots Nos. 15 and 16 and running thence with the line of said lots, N. 8-15 W. 93.8 feet to a point in the line of P & N Railroad right-of-way; thence with said right-of-way, N. 64-45 E. 52.2 feet; thence S. 8-15 E. 109 feet to a point on the north side of said Highway; thence with said Highway, S. 81-45 W. 50 feet to the point of beginning;

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.