

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 1 1 32 PM '71
OLLIE FARRS WORTH
R. M. C.

BOOK 1208 PAGE 495

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Henry Donald and Mary E. Donald

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Maxwell, His Heirs and Assigns,

(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

Three Thousand Three Hundred Dollars (\$ 3,300.00) due and payable within Ninety (90) days from date in full without Interest; In the event the Note is not paid in full within Ninety Days, this Note shall be paid in installments of Fifty Dollars (\$50.00) per month, commencing ninety days from date or December 29, 1971, and each consecutive month thereafter with interest at Seven Percent (7%) per annum, payments to be first applied to interest and then to principal with privilege of acceleration.
with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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, in Gantt Township, known and designated as a part of Lot No. 19, Deacon Street on a Plat of the Property of William Maxwell by C. O. Riddle, dated September, 1966, noted in Plat Book QQQ at Page 37, Office of the R. M. C. for Greenville County, the same original Lot No. 19 being among one divided on November 14, 1967, and being the major portion of said lot now separately shown as property of Henry D. Donald on a Plat by C. O. Riddle, Reg. L. S. No. 1347, dated September 27, 1971, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Deacon Street; joint corner of Lots Number 19 and 20, and running thence S. 67-41 W. 181 feet to an iron pin; thence S. 36-11 E. 148.6 feet to an iron pin; thence N. 41-58 E. 190 feet to iron pin at Deacon Street; thence N. 45-12 W. along a chord on Deacon Street 67 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.

For Release of Lien of Mortg. to Ollie Farris Worth R.M.C. Book 1213 page 569