

GREENVILLE CO. S. C.

BOOK 1211 PAGE 295

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jerry L. George and Bridget George, his wife

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Drew C. Moschetto

(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

Dollars (\$ 1,361.07) due and payable

Thirteen hundred and sixty-one dollars and seven cents

One Hundred dollars (\$100.00) November 1, 1971 and for an additional 24 months on the first of each and every month in advance \$52.54 each month

with interest thereon from date at the rate of 8 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, lying in Paris Mountain Township, fronting on the West side of Melody Drive; according to a survey and map by R.B. Bruce, Surveyor, dated December 22, 1970 (Subdivision Plat registered in Plat Book CCC, page 71, Records of R.M.C., Greenville County, S.C.); said property being more particularly described as follows:

BEGINNING at a point on the West margin of Melody Drive, the Southeast corner of said Lot, and running North 85 degrees 30 minutes West, One hundred thirty seven and nine tenths (137.9⁹) feet to a point; then North 30 degrees 30 minutes West, Seventy four (74.0') feet to a point then North 11 degrees 25 minutes East, Twenty five (25.0') feet to a point; then South 85 degrees 30 minutes East, One hundred seventy seven and six tenths (177.6') feet to a point on the west margin of Melody Drive, the Northeast corner of said Lot; then South 4 degrees 30 minutes West, Eighty five (85.0') feet, along the West margin of Melody Drive to the point of beginning.

BEING the property acquired by the Mortgagors herein from Geary G. Hooper and Yvonne Hudson Hooper, his wife by Deed of October 9, 1971 registered in deed book 927, page 275, Records of R.M.C., Greenville County, South Carolina.

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.