

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 12 12 13 PM '71
JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW
R.M.C.

BOOK 1213 PAGE 253

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lettie S. Ballew

(hereinafter referred to as Mortgagor) is well and truly indebted unto James W. Chafin and Violet C. Chafin

(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 twenty-five hundred and no/100-----

-----Dollars (\$ 2,500.00) due and payable
at the rate of \$100.00 per month hereafter until paid in full, the first payment to be due December 1, 1971, and the remaining payments to be due on the first day of each and every month thereafter until paid in full;

with interest thereon from ~~the~~ maturity 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, and being known and designated as Lot No. 20 on Plat of Property of B. E. Geer, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "G" at page 237, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Rogers Avenue, joint front corner of Lots Nos. 19 and 20, and running thence S. 5-50 E. 150 feet to an iron pin; thence S. 83-55 W. 50 feet to an iron pin; thence N. 5-50 W. 150 feet to an iron pin on Rogers Avenue, joint front corner of Lots Nos. 20 and 21; thence with Rogers Avenue, N. 83-55 E. 50 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record, on the recorded plat(s) or on the premises.

The above described property is the same conveyed this date by the mortgagees herein to the mortgagor herein by deed to be recorded herewith.

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.