

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.
Dec 16 4 20 PM '71
OLLIE FARNSWORTH
R.M.C.

BOOK 1216 PAGE 509

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Sammie Bowen McAbee**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Bill B. Bozeman, Attorney.**

(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-Six Thousand, Five Hundred and no/100-----**

----- Dollars (\$ 26,500.00) due and payable in 216 equal monthly installments of \$231.88 each, the first payment to be made February 13, 1972 and the remaining payments to be made on the same date of each succeeding month thereafter until paid in full; payments to be applied first to interest then to principal,

January 13, 1972
with interest thereon from ~~year~~ 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, City of Greenville, on the north side of Butler Avenue being known as Lot D and the rear most portion of Lot B as shown by plat recorded in the R. M. C. Office for Greenville County in Plat Book C, at page 11, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northern side of Butler Avenue at the joint front corner of Lots C and D and running thence with the joint line of said lots, N. 51 W. 120 feet to a point; thence N. 51 W. through Lot B 80 feet, more or less, to a point; thence S. 46-15 W. 38 feet, more or less, to a point; thence S. 36 E. 251.6 feet to a point on the northern side of Butler Avenue; thence with Butler Avenue N. 17 E. 104 feet to the beginning corner.

This is a purchase money mortgage. Bill B. Bozeman, as attorney, holds this mortgage and the note which it secures as agent for the grantors in the deed of Bill B. Bozeman, as trustee, et al. to Sammie Bowen McAbee.

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.