

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

3-11-72  
OLLIE FARNSWORTH  
R.M.C.

BOOK 1218 PAGE 599

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS WE, HENRY DIRTON AND MARY S. DIRTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto WOODROW WESTFIELD

(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 TWO THOUSAND SEVEN HUNDRED EIGHTY EIGHT AND NO/100-----Dollars (\$ 2,788.00 ) due and payable

Fifty (\$50.00) Dollars per month, beginning February 1, 1972.

with interest thereon from date of the rate of 7 1/2 per centum per annum, to be paid: per annum

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 and being on the northern side of Perry Avenue, in the City of Greenville, Greenville County, South Carolina, and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Perry Avenue at the joint front corner of the lot herein described and property now or formerly of Minnie Eva Hendricks; thence with the said Hendricks property line, N. 18-45 E. 173 feet to an iron pin; thence continuing with said Hendricks line, S. 71-15 E. 87 feet to an iron pin on the line of the property now or formerly of Eskew, thence with the said Eskew line; N. 18-45 E. 27 feet, more or less to an iron pin on the line of property now or formerly of Ware; thence with the said Ware line, N. 19-30 W. 65 feet, more or less, to an iron pin; thence N. 71-15 W. 57 feet, more or less, to an iron pin; thence S. 18-45 W. 81 feet more or less, to an iron pin; thence N. 71 W. 45 feet, more or less, to an iron pin; thence S. 18-45 W. 173 feet to an iron pin on the Northern side of Perry Avenue; thence with the northern side of said Perry Avenue, S. 71-E 55 feet to beginning corner.

LESS, HOWEVER:

THAT portion conveyed thereout as recorded in Deed Book 779, page 443.

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.