

FILED  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1226 PAGE 353

MORTGAGE OF REAL ESTATE

APR 22 10 47 AM '72  
OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CALVIN E. KING AND BOBBIE J. KING

(hereinafter referred to as Mortgagor) is well and truly indebted unto DOROTHY WALDEN

(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 One Thousand One Hundred Fifty and No/100-----  
-----Dollars (\$ 1,150.00 ) due and payable

on or before March 18, 1973, at the rate of \$50.00 per month commencing April 21, 1972.

with interest thereon from date at the rate of Seven (7%) per centum per annum, to be paid: annually.

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, being known and designated as Lot 126, on Plat of City View, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A, Page 460, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on McDade Avenue 200 feet from Sumter Street, being the southeastern corner of Lot 125; thence with the line of said lot in a westerly direction 111 feet, more or less, to an iron pin on Hunt Street; thence along Hunt Street in a southwesterly direction to an iron pin corner of Lot 127; thence with line of said lot in a easterly direction 123½ feet, more or less, to an iron pin on McDade Avenue; thence along said McDade Avenue in a easterly direction 50 feet, more or less, to the beginning corner.

ALSO: ALL that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as the northern ½ of Lot 127, on Plat of City View, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A, Page 460, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on McDade Street, joint front corner of Lot 126 and running thence along McDade Street 25 feet to a point; thence through Lot 127, 128 feet, more or less, to a point on Fletcher Street; thence along Fletcher Street in a northerly direction 25 feet to an iron pin, joint rear corner Lot 126; thence along line of Lot 126, 115 feet, more or less, to an iron pin, the point of beginning.

Together with all and singular rights, members, herditaments, 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.