

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1232 PAGE 395

MAY 8 3 51 PM '12 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, Louis W. Moon and Blanche L. Moon

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. D. Watts and Docia V. Watts,

(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-Two Thousand and no/100-----

Dollars (\$ 22,000.00) due and payable in monthly installments of Two Hundred and no/100 (\$200.00) Dollars to commence one month from date and to continue on a like day of each month thereafter until paid in full

with interest thereon from date at the rate of five 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, in the City of Greenville, and being shown and designated as Lot 21, Block L of park Place on plat recorded in the R. M. C. Office in Plat Book "A" at page 119, and being more particularly described as follows:

BEGINNING at an iron pin at the southwestern corner of the intersection of Second Avenue and Fourth Street and running thence along the southern side of Fourth Street S. 89-45 W. 150 feet to an alley; thence with said alley, S. 0-18 W. 50 feet to an iron pin at corner of Lot 19; thence with the line of Lot 19, N. 89-45 E. 150 feet to an iron pin on Second Avenue; thence with the western side of Second Avenue N. 0-17 E. 50 feet to the point of beginning.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, a revised plat of which is of record in the Office of R. M. C. in Plat Book A at page 119, and being Lot No. 19 in Block L in said revised plat, and having a frontage of 50 feet on Second Avenue and a depth of 160 feet on each side.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot # 16, Sec. 2, of a plat entitled a subdivision of Village Houses for F. W. Poe Manufacturing Company, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "YY" at pages 26-31 inclusive. Also known as 317 Second Avenue, Park Place, and fronts thereon 50 feet.

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.