

HORTON, DRAWDY, DILLARD, MORTGAGEE'S OFFICE, GREENVILLE, S. C. BROWN, P.A., 207 FETTERBURN STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
MAY 8 10 17 AM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH AND ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, ELMER H. COLEMAN

(hereinafter referred to as Mortgagee) is well and truly indebted unto
HAMBRIK

HOWARD H. HAMBRICK and MATTIE W.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of EIGHT THOUSAND FIVE HUNDRED and no/100-----

-----Dollars (\$ 8,500.00) due and payable
in monthly installments of \$78.80 each, commencing June 1, 1972,

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

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Northwestern side of Brockman Avenue in Greenville County, South Carolina, being shown and designated as portions of Lots Nos. 19, 20, 26 and 27 on a Plat of SANS SOUCI VILLA recorded in the RMC Office for Greenville County, South Carolina in Plat Book A, Pages 510 and 511, and also shown as a portion of said property on a Plat of Mrs. G. W. Green made by C. C. Jones Engineers dated April 30, 1955, recorded in the RMC Office for said County and State in Plat Book II, Page 129 and having according to said Plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Brockman Avenue at a point in the front line of Lot No. 27, said iron pin being 38 feet Southwest from the joint front corners of Lots Nos. 27 and 28 and running thence in a line through Lots Nos. 27 and 20, N. 57-25 W., 125.9 feet to an iron pin; thence S. 32-45 W., 42 feet to an iron pin; thence S. 33-46 W., 26.4 feet to an iron pin; thence S. 65-15 E., 147.8 feet to an iron pin on the Northwestern side of Brockman Avenue; thence along the Northwestern side of Brockman Avenue, N. 10-30 E., 61.6 feet to an iron pin, the beginning corner.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.