

MORTGAGE OF REAL ESTATE GREENVILLE CO. ASSESSOR
FILED
CONFERENCE E. CLAY, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

MAY 11 2 15 PM '72

MORTGAGE OF REAL ESTATE

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COUNTY OF GREENVILLE

LILLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William R. Timmons, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edgar B. League and Eula T. League

(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 Six Thousand, Eight Hundred and Ninety & no/100--

Dollars (\$ 6,890.00) due and payable

in four annual installments of One Thousand, Seven Hundred and Twenty-two (\$1,722.50) & 50/100 Dollars, the first installment to become due one year after date and a like installment to be due on the same day of each year following until this indebtedness is paid in full,

with interest thereon from date at the rate of Six 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, shown on plat of Property of James W. Knox and William R. Timmons, Jr., made by C. O. Riddle, R. L. S., April 1972, and being shown thereon as that parcel containing 2.41 acres, adjoining lots of Green Valley Estates, and being more particularly described according to said plat by the following courses and distances, to-wit:

BEGINNING at a point on the rear line of Lot No. 4 of Green Valley Estates, and running thence S. 60-23 E. 150 feet to an iron pin; thence with line of property of E. B. League, S. 29-51 W. 679.6 feet to iron pin; thence N. 62-53 W. 159.8 feet to rear corner of Lot No. 1; thence with the rear line of Lots Nos. 1, 2, and 3, N. 30-42 E. 598.9 feet to iron pin and stone; thence with rear line of Lot No. 4, N. 29-51 E. 87.95 feet to the point of beginning.

This is a purchase money mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.