

FILED
GREENVILLE CO. S. C.

BOOK 1234 PAGE 539

STATE OF SOUTH CAROLINA
COUNTY OF

MAY 25 11 00 AM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, *Haskell and Martha More*

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

DELTA LOAN CO.

(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

Fifteen Hundred & Twelve Dollars

Dollars (\$ *1512.00*) due and payable

with interest thereon from date at the rate of *8* per centum per annum, to be paid:

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

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being shown as Lot No. 146 of Conestee, Plat of which is recorded in the R.M.C. office for Greenville County in Plat Book K, Page 276, and having according to said plat the following metes and bounds, to-wit:

Beginning at a stake on the Northeastern side of Third Avenue at the corner of Lot # 147 and running thence with the line of Lot 147 N. 42-19 E 82.9 feet to a stake at the joint corner of lots 138, 139 and 146 and 147; thence with the rear line of Lot 139 S. 48-32 E 100 feet to a stake at the joint corner of lots 139, 140, 145 and 146; thence with the line of Lot No. 145 S 42-19 W. 81-7 feet to a stake on the northeastern side of Third Avenue; thence with Third Avenue N. 48-23 W. 100 feet to the point of beginning.

As a part of the consideration herein, Grantee agrees to assume the payment of that certain mortgage held by Mr. & Mrs. Oscar Hodges dated November 5, 1960, and recorded in Mortgage Vol. 841, Page 165 the present balance of which is \$500.00.

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.