

GREENVILLE, S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE EARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. Carroll Stoddard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carrie T. Parsons, William B. Parsons and Alta P. McGeachie

(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 Eight Thousand, Five Hundred and 00/100 Dollars (\$8,500.00) due and payable

over a ten (10) year period in monthly installments of One Hundred and 90/100 (\$100.90) Dollars, said payments to begin July 1, 1972, and continue on the like day of each month thereafter until paid in full, with said payments first to interest and balance to principal. Obligor has the right to anticipate principal in whole or part at anytime without penalty, with interest thereon from date at the rate of 7-1/2 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, Fairview Township, in the Town of Fountain Inn, located on the Northeastern side of Main Street and known as Lot No. 3 of a block of the R. B. Holland property, joining lots 2 and 4 and being further identified as Lot 7, Block 2, Sheet 357, of the Greenville County Block Book and being described as follows:

BEGINNING at a point at the Southern corner of said lot at the joint front corner with property of Virginia Ann J. Kellett and running thence with the Kellett property in a Northeasterly direction, 150 ft. to a point on an alley; thence with said alley in a Northwesterly direction, 22.33 ft. to a point being the joint rear corner with property of Paul H. Bentley and E. H. Patterson, and running thence with the joint line of the Bentley-Patterson property in a Southwesterly direction 150 ft. to a point on the Northeastern edge of Main Street; thence with the edge of Main Street in a Southeastern direction 22.33 ft. to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Carrie T. Parsons, William B. Parsons and Alta P. McGeachie, to be recorded of even date herewith.

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.