

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

IN THE PUBLIC RECORDS OFFICE OF THE STATE OF SOUTH CAROLINA

THIS INSTRUMENT MAY CONCERN:

WHEREAS

(hereinafter referred to as the Mortgagor) of the County of Greenville, South Carolina, and

(hereinafter referred to as the Mortgagee) of the County of Greenville, South Carolina, by the terms of which are incorporated herein by reference, the sum of Six Thousand Seven Hundred Twenty & No/100

Dollars (\$6720.00) due and payable One Hundred Forty and No/100 Dollars (\$140.00) on the 10th day of July, 1972, and One Hundred Forty and No/100 Dollars (\$140.00) on the 10th day of each month thereafter, until paid in full.

after maturity with interest thereon from ~~the~~ at the rate of eight per centum per annum, to be paid after maturity

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.

BEGINNING at an iron pin on the Southerly side of Lee Road, joint front corner lots no. 4 and 5 and running thence S. 17-17 E., 150 feet to an iron pin, thence S. 72-43 W. 75 feet to an iron pin in the center line of Lot No. 6, thence on a new line through Lot No. 6 N. 17-17 W. 150 feet to an iron pin on Lee Road, thence with said Lee Road, N. 72-43 E., 75 feet to the point of beginning.

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.