

GREENVILLE, S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUN 14 3 01 PM '72  
ELIZABETH RIDDLE  
R.M.O.

MORTGAGE OF REAL ESTATE

BOOK 1241 PAGE 59

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James G. Simpson

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

Leroy J. Howard

(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 Two Thousand Five Hundred and No/100 Dollars (\$ 2,500.00 ) due and payable

one (1) year from date hereof.

after maturity

with interest thereon ~~THROUGHOUT~~ at the rate of Six (6%) 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) in 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, being shown and designated as LOT No. 49 on the plat of Lake Harbor as recorded in the RMC Office for Greenville County, S. C. in plat book MM at page 15, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Harbor Drive, said pin being the joint front corner of Lots 49 and 30, and running thence with the common line of said Lots, N. 82-51 W. 196.7 feet to an iron pin in the rear line of Lot 37; thence S. 5-35 E. 131.3 feet to an iron pin, joint rear corner of Lots 48 and 49; thence with the common line of said Lots, N. 87-55 E. 176.8 feet to an iron pin on the westerly side of Harbor Drive; thence with the westerly side of Harbor Drive, N. 3-07 E. 100 feet to an iron pin, the point of beginning.

The Mortgagee agrees to subordinate the lien of this mortgage to any mortgage given by the mortgagor to any building and loan association for construction purposes.

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.