

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO S.C.

JUL 18 1 59 PM '72 MORTGAGE OF REAL ESTATE

ELIZABETH RIDGLE, WHOM THESE PRESENTS MAY CONCERN,
R.M.O.

WHEREAS, John R. New

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

(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 Five Thousand Four Hundred and No/100ths Dollars (\$ 5,400.00) due and payable

in monthly installments of \$50.00 per month beginning on the first day of September 1972 and continuing on the same day of each month thereafter until paid in full, said payments to be applied first to interest then to principal.

with interest thereon from August 1, 1972 at the rate of six 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, known as Lot 22, Block B, on a plat of Parkvale recorded in the RMC Office for Greenville County in Plat Book K, Page 53 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Westview Avenue at the joint front corner of Lots 21 and 22 and running thence N. 89 W. 281 feet to a point in the branch shown on said plat; thence with the branch as the line in a northeasterly direction 73 feet more or less to a point; thence S. 89 E. 270 feet to an iron pin on the west side of Westview Avenue; thence S. 4 W. 70 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 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.