

GREENVILLE CO. S. C.

AUG 24 3 47 PM '72
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
ELIZABETH RIDDLE
R.P.C.

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW
MORTGAGE OF REAL ESTATE

BOOK 1246 PAGE 315

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. W. Noe

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane

(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 ten thousand and three hundred and no/100-----

-----Dollars (\$ 10,300.00) due and payable
as follows: \$100.00 on August 3, 1972, and \$100.00 on the 3rd day of each
and every month through and including July 3, 1974, and then \$125.00 on
the 3rd day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be ~~paid~~ computed annually and
paid monthly as part of the aforesaid monthly payments,
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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, and in the City of Greenville on the
east side of Houston Street, and being known and designated as the major
portion of Lot No. 2 with a small strip of Lot No. 3 of Block J of the
Chapin Spring Land Company, recorded in Plat Book E at page 41 and
described as follows:

BEGINNING at an iron pin on Houston Street, corner of a 10 foot alley,
and running thence with Houston Street, N. 2-OE. 60 feet to an iron pin;
thence N. 88-0 E. 126.5 feet to an iron pin; thence S. 2-OE 60 feet to
an iron pin on said 10 foot alley; thence with said alley S. 88-0 W.
130 feet to the beginning corner.

This is a purchase money mortgage and the above described property is the
same conveyed to the mortgagor by the mortgagee this date by deed to be
recorded herewith.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.