

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1246 PAGE 597

AUG 28 1 22 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, We, Robert Lee Arnold, Jr. and Vivian H. Arnold

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Maxwell, His Heirs And Assigns,

(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

Dollars (\$ 3,800.00) due and payable

Three Thousand Eight Hundred

in equal monthly installments of Sixty Four Dollars and Seventy Nine Cents (\$64.79) per month, commencing on the 6th day of August, 1972, and each consecutive month thereafter with Interest at Seven (7) Per Cent Per Annum, the payments to be applied first to interest, and then to principal with the privilege of acceleration.

with interest thereon from date at the rate of Seven 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, in Gantt Township, known and designated as Lot No. 29, Driver Avenue, on a Plat of the property of William Maxwell by C. O. Riddle, dated September, 1966, noted in Plat Book QQQ at Page 37, Office of the R. M. C. for Greenville County, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on Driver Avenue, at the joint corner of Lots No. 29 and No. 30 and running thence along Driver Avenue N. 70-05 W. 95 Feet to an iron pin at joint corner of Lots No. 29 and No. 28; thence N. 19-55 E. 154.65 Feet to an iron pin being the joint corner of Lots No. 28 and No. 29; thence S. 69-40 E. 95 Feet to an iron pin, joint rear corner of Lots 29 and 30; thence along line of Division of Lots No. 29 and 30 S. 19-55 W. 153.95 Feet to the point of beginning.

THIS conveyance is subject to all Restrictive Covenants, easements, rights of way and streets of record.

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.