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GREENVILLE 100 S. O.

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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

SEP 27 3 14 PM '72
ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Lee P. Ward, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. B. McCorkle;

(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 Thirty-Two Thousand and no/100--

Dollars (\$32,000.00) due and payable
\$229.26 the 15th day of October, 1972, and \$229.26 the 15th day of each month thereafter until paid in full, with payments applied first to interest, balance to principal

with interest thereon from date 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, in the Town of Mauldin at the corner of U. S. Highway No. 276 and Jenkins Street. It begins on Jenkins Street at the northeastern intersection of a tangent leading from the Laurens Road into Jenkins Street and runs thence along the southern side of Jenkins Street N. 74-50 E. 140 feet to corner; thence S. 18 E. 125 feet to another corner; thence S. 74-50 W. 150 feet to western edge of said highway N. 18 W. 115 feet to the intersection of the southern end of the tangent connecting U. S. Highway No. 276 to Jenkins Street; thence along the mentioned tangent N. 28-25 E. 13.85 feet to beginning corner, and being more fully described on a plat thereof made by C. O. Riddle, Reg. Land Surveyor, under date of April 18, 1958.

It is agreed and understood that the Mortgagor cannot anticipate payment of this note and mortgage until ten (10) years have elapsed from date hereof.

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.