

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 10 3 23 PM '72
ELIZABETH RIDGLE
R.M.C.

MORTGAGE OF REAL ESTATE
WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Junior Jackson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. D. Durham,

(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 and No/100----- Dollars (\$ 2,000.00) due and payable
in monthly installments of \$50.00 each, said payments to be made on or before the 10th
day of each month, commencing November 10, 1972, without interest;

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 Chick Springs Township, lying on the north side of Chick Springs Road, and being shown as part of Lot 71, as shown on Plat of Property of T. W. Dill Estate, prepared by S. C. Moon, Surveyor, October, 1940, and being bounded on the northeast by part of Lot 71, on the southeast by Chick Springs Road, on the southwest by lot sold by Mrs. Clara Stroud to James W. and Ponnie P. Broadus, and on the northwest by Lot 70; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Chick Springs Road, at the joint corner of the lot now or formerly of Broadus; thence with the line of the lot now or formerly of Broadus, N 32-50 W, 205.8 ft. to an iron pin on the line of Lot No. 70; thence with the line of Lot 70, N 60-00 E, 90 ft. to an iron pin on the said line; thence with a new line S 32-50 E, 201 ft. to a point in the center of said Road (iron pin on the northern bank of the Road); thence with the center of said Road, S 57-10 W, 90 ft. to the beginning corner, and containing one-half (1/2) acre, more or less.

This is a purchase money mortgage.

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.