

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

DEC 18 8 53 AM '71

BOOK 1261 PAGE 25

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, JACK FULTON HARRISON & LINDA J. HARRISON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM M. STEPHENS & LUCILLE B. STEPHENS

(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 EIGHT HUNDRED AND NO/100-----
Dollars (\$ 5,800.00) due and payable

\$63.13 per month until paid in full, with each payment applied first to interest and balance to principal, with the right to anticipate the whole amount or any part thereof at any time ,

with interest thereon from date at the rate of 7 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 Greenville Township, being known and designated as Lot No. 61 of Section 2 of the Subdivision of Victor-Monaghan Village as shown on plat recorded in Plat Book S, at page 180, and described as follows:

BEGINNING at an iron pin on the Western side of Y.M.C.A. Street, joint front corner of Lots 60 and 61, and running thence with joint line of said lots, North 89-09 West 110.8 feet to an iron pin in the East side of a 15-foot alley; thence with said alley, South 6-31 West 93 feet to rear corner of Lot 62; thence with line of said lot, South 87-09 East 113.5 feet to an iron pin in the West side of Y.M.C.A. Street; thence with said Street, North 2-51 East 93 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 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.