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BOOK 1261 PAGE 269

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William R. Wyatt, am

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Carolina Insulating Co., Inc.

(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 Seventeen Thousand and No/100

----- Dollars (\$ 17,000.00 ) due and payable

Due and payable on demand.

with interest thereon from

at the rate of

per centum per annum, to be paid:

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, being known and designated as Lots Nos. 12, 13, 14, 15, 16, 17, 18 and 19 of a subdivision entitled "A Portion of Heathwilde" as shown on plat thereof prepared by Campbell & Clarkson, Surveyors, May 1960 and recorded in the R. M. C. Office for Greenville County in Plat Book QQ at Page 139 and having such metes and bounds as are shown thereon;

ALSO: All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 17 on plat known as "Map No. 2, Montague Circle" property of D. B. Tripp, as per plat and survey of C. O. Riddle, L. S., April 1954, recorded in the R. M. C. Office for Greenville County in Plat Book GG, page 51, being a portion of the J. E. Thackston Home Place, and having the following metes and bounds, to-wit:

BEGINNING on an iron pin on the southeast side of Montague Circle (at edge of an 8-foot strip reserved for sidewalk) at corner of Lot No. 18 on said plat, and running thence with line of Lot No. 18, S. 70-40 E. 230.8 feet to an iron pin on edge of a 30-foot alley reserved for service and utilities; thence with said alley, N. 15-24 E. 100.3 feet to an iron pin at corner of Lot No. 16; thence with line of Lot No. 16, N. 70-40 W. 223.9 feet to an iron pin on edge of Montague Circle; and thence with Montague Circle, S. 19-20 W. 100 feet to the beginning corner;

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 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.