

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C. MORTGAGE OF REAL ESTATE

RECORDED NO. 22
COMPLIED WITH
mc

DEC 22 2 37 PM '73 ALL WHOM THESE PRESENTS MAY CONCERN:
ELIZABETH RIDDLE
R.M.C.

WHEREAS,

INEZ MAHAFFEY, ALSO KNOWN AS INEZ MAHAFFEY HARBIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MELVIN K. YOUNTS, AGENT

(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 SIX THOUSAND THREE HUNDRED AND NO/100----- Dollars (\$6,300.00) due and payable at the rate of One Hundred Twenty Seven and 75/100 (\$127.75) Dollars per month beginning on the first day of January, 1973 and continuing thereafter for a total of sixty (60) payments until principal and interest have been paid in full

with interest thereon from date at the rate of eight 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, known and described as Lot No. 12, Section "F" of the property known as Woodville Heights, surveyed by W. J. Riddle in December 1940, and recorded in the Office of the RMC for Greenville County in Plat Book L at pages 14 and 15, to which plat and the record thereof reference is hereby made.

This lot faces 68.1 feet on Spruce Street, 218.2 feet on the northeast; 70 feet on the rear line, and 215 feet on the southwest side.

This is the same property conveyed to the mortgagor herein by deeds recorded in the RMC Office for Greenville County in Deed Book 498 at page 525, and Deed Book 719 at page 252.

Together with all and singular rights, members, herditaments, 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.