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GREENVILLE, CO. S. C.

BOOK 1285 PAGE 191

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 29 12 53 PM '73
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, J. B. Moore, am

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

Harold L. Dillard

(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, Five Hundred and No/100-----

Dollars (\$ 6,500.00) due and payable

in monthly installments of Ninety-Nine and 70/100 (99.70) Dollars each, beginning on the 1st day of March, 1973, and continuing on the first day of each succeeding month thereafter until paid in full, said payments to be applied first to interest and then to the principal balance due from month to month

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid monthly.

This note does not include any prepayment privileges.

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, in the City of Greenville, on the northeast side of Oscar Street, being shown as Lot No. 28 on plat of Shumate Lands recorded in the R. M. C. Office for Greenville County in Deed Book "ZZ" at page 51 and being shown as Lots Nos. 7 and 8 of Block 2, Page 53, in the City Block Book, and having, according to said Block Book, the following metes and bounds:

BEGINNING at a stake on the Northeast side of Oscar Street and running thence in a northeasterly direction 104 feet, more or less, to a stake; thence in a northwesterly direction 66.7 feet, more or less, to a stake; thence in a southwesterly direction 110 feet, more or less, to a stake on Oscar Street; thence with the Northeast side of Oscar Street in a southeasterly direction 69.5 feet, more or less, 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.