

RECORDED WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1284 PAGE 223

JUL 11 3 29 PM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James P. Vittegleo,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Langston Co., Inc., its successors and assigns

(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 Three Thousand and 00/100

----- Dollars (\$ 3,000.00) due and payable
in monthly installments of Ninety-Four and 01/100 (\$94.01) Dollars each, first payment commencing one month from date, and a like payment due on the same day of each month thereafter, until paid in full, said payments to be applied first to interest, balance to principal, with the right to anticipate payment of balance at any time,
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, in Austin Township, containing 4.72 acres, and being a part of Tract No. 4 of the property of the Richard H. Morton Estate according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book "EE", at page 106, and as shown on a more recent plat prepared by Clifford C. Jones, R.L.S., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of a County Road, the same being 1440 feet east of the intersection of said County Road and Sequoia Drive, and running thence along the center of said County Road N. 66-13 E. 410 feet to a railroad spike in the center of said County Road; thence N. 40-37 W. 650.6 feet to an iron pin; thence N. 87-29 W. 239.2 feet to an iron pin; thence S. 23-36 E. 730.1 feet to a railroad spike in the center of a County Road, 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 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.

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