

BOOK 1291 PAGE 667

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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

FILED  
GREENVILLE S.C.  
SEP 26 4 55 PM '73  
CONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, MICHAEL L. WEBB

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. P. Porter and Juanita F. Porter

(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 Twenty Three Thousand, Four Hundred and no/100 ----- Dollars (\$ 23,400.00 ) due and payable in equal monthly installments of \$199.96 each on the 25th day of each succeeding month, commencing October 25, 1973 until paid in full; payments applied first to interest, balance to principal,

with interest thereon from date at the rate of Eight (8) 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:

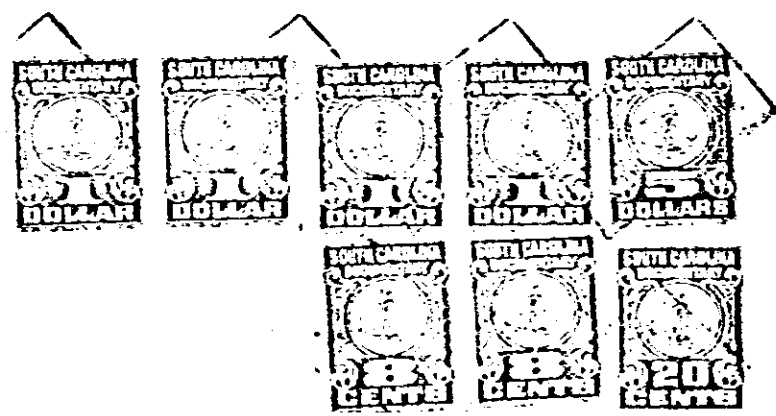
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being shown and designated as Lots Nos. 11 and 12, on plat of Westview Heights, recorded in the RMC Office for Greenville County, S. C., in Plat Book "G" at Page 33, said lots when described together, have the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeasterly intersection of Crestone Drive (formerly King Street) and Jamison Street, and running thence with Jamison Street N. 88-24 E. 124.4 feet to an iron pin; thence continuing with Jamison Street, S. 53-40 E. 31.2 feet to an iron pin; running thence S. 1-36 E. 80.8 feet to an iron pin at joint rear corner of Lots Nos. 12 and 13; running thence with the joint lines of Lots Nos. 12 and 13, S. 88-24 W. 150 feet to an iron pin on the easterly side of Crestone Drive; running thence with the easterly side of Crestone Drive, N. 1-36 W. 100 feet to the point of BEGINNING. LESS HOWEVER, a small triangular strip from the Southern portion of Lot # 12 sold to R. R. Ridgeway by deed dated November 19, 1971 recorded in Deed Book 930 at Page 447.

This is a purchase money mortgage executed as part of the consideration for a deed this day delivered to the Payor by the Payee and does not require renunciation of dower.

Included in the lien of this mortgage instrument is the following personal property:  
 (1) One 1970 Brittany House trailer Serial No. HO 452124912 - 45 feet long, 12 feet wide  
 (2) One 1970 Brittany House trailer Serial No. HO 452124589 - 45 feet long, 12 feet wide



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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

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