

FILED
GREENVILLE CO. S. C.

BOOK 1301 PAGE 667

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 13 4 13 PM '71
CONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, We, Roger D. Black, and Jo Rita Black

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.C. Bonner, d.b.a., Southern Motor Finance Company

(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 Forty-One Hundred Seventy-Six and No/100 - - - -

----- Dollars (\$ 4176.00) due and payable

with interest thereon from maturity at the rate of 7 1/2 per centum per annum, to be paid semi-annually

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, Greenville Township, on the Southern side of Creole Street, near the City of Greenville, being known as Lot No. 12 of Block "D" on plat of Summit View, recorded in the R.H.C. Office for Greenville County in Plat Book "A" at Page #75 and described as follows:

BEGINNING at a stake on the Southern side of Creole Street at corner of and alley, and running thence with the Western side of said alley, S. 40 W. 150 feet to a stake; thence N. 50W 50 feet to a stake, corner of Lot No. 13; thence with the line of said Lot N. 10 E. 112 feet to a stake on Creole Street; thence with the Southern side of Creole Street, S. 68-45 E. 52 feet to the Beginning Corner.

Said premises being one of the lots conveyed to Bertie Mae Worthy by deed of C. W. Wing recorded in Deed Book M. Page 495, Greenville County, and being the same lot conveyed to Bonner R. and Mittie W. Kidd by deed of Bertie Mae Worthy recorded in the R.H.C. Office for Greenville County in Book "C", at page 502.



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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