

FILED GREENVILLE, CO. S. C.

MAR 22 4 18 PM '74  
JONNE S. TANNER, CLERK

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Albert W. and Beatrice L. Arnold

(hereinafter referred to as Mortgagor) is well and truly indebted unto Imperial Construction 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 Five Thousand Five Hundred Ninety and

90/100 ----- Dollars (\$ 5,590.90 ) due and payable

with interest thereon from 3-22-74 at the rate of 8 1/2 per centum per annum, to be paid: on demand but not less than sixty (60) days from today

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 known and designated as Lot No. 234, Pleasant Valley Subdivision, according to a plat thereof recorded in the E. M. C. Office for Greenville County, in Plat Book P, Page 92, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Potomac Avenue, joint front corner Lots Nos. 235 and 234 and running thence S. 0-08 E. 160 feet to an iron pin, joint rear corner Lots 235, 234, 268 and 269; running thence S. 89-52 W. 60 feet to an iron pin; thence N. 0-08 W. 160 feet to an iron pin; thence along the South side of Potomac Avenue, N. 89-52 E. 60 feet to the point of beginning; being the same property conveyed to Albert W. Arnold by deed dated December 23, 1949, and recorded in the E. M. C. Office for Greenville County in Deed Volume 398, at Page 536.



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.

0091

4328 NY 2