

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 24 3 14 PM '74
BOONIE S. TANKERSLEY
R.H.C.

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

WHEREAS, we, Paul D. Jarrard and Peggy Rose W. Jarrard

(hereinafter referred to as Mortgagor) is well and truly indebted unto James M. & Marguerite Cox Waddell

(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 Twelve Thousand and no/100-----

-----Dollars (\$12,000.00) due and payable
a cash payment of \$100.00 on March 1, 1974 and a like payment of \$100.00 on the 1st
day of each and every successive month thereafter until paid in full

with interest thereon from March 1, 1974 at the rate of 7% per centum per annum, to be paid:

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 Bates Township and Marietta, S. C. and being a portion of the property of J. Norwood and R. Mays Cleveland Estate according to plat of record in the R.M.C. Office for Greenville County in plat Book BB at Page 62 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Midway Avenue approximately 200 ft. southeast of Cleveland Avenue and running thence along Midway Avenue S. 67-40 E. 150 ft. to iron pin; thence along the northwestern side of Batson Drive S. 22-42 W. 125 ft. to an iron pin at corner of property now or formerly owned by Bush; thence along said property N. 71-14 W. 150 ft. to an iron pin; thence N. 22-42 E. 133.7 ft. to the point of beginning and being composed of two lots conveyed to us. See Book of Deeds 522 at page 132 and deed book 527 at page 310. This being also the same property conveyed under deed of John W. and Annie S. Johnson in deed book 647 at page 173. See also book 871 at page 114.

This property is conveyed subject to all restrictions, right of ways, easements and zoning ordinances of record or on the ground affecting said property.



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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