

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1322 PAGE 743

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said James W. Land and Doris J. Land

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment 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 Nine Hundred Sixty-Eight and 40/100 - - - - -

Dollars (\$ 968.40) due and payable

fifty-three and 80/100 (53.80) Dollars on September 25, 1974 and fifty-three and 80/100 (53.80) Dollars on the 25th. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ^{maturity} date at the rate of eight 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, situate, lying and being near the city of Greenville, in Greenville County; State of South Carolina, on the Southeast side of Gentry Street, being shown as all of Lot 3 and the Northeastern one-half of Lot 2 on plat of property of H. W. Hunt, prepared by R.E. Dalton, Engineer, November 1921, which plat is recorded in Plat Book "F" at page 24, R. M. C. Office for Greenville County, S. C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of an unnamed 30-foot street (now Gentry Street) at the joint front corner of Lots 3 and 4, thence with the line of said street, S. 34-00 W. 75 feet to an iron pin in the center line of Lot 2; thence through the center of Lot 2 along a new course, S. 55-54 E. 150 feet to an iron pin; thence N. 34-00 E. 75 feet to an iron pin at the rear corner of Lot 4; thence along line of Lot 4, N. 55-54 W. 150 feet to an iron pin, the point of beginning.



Together with all and singular rights, members, herditaments, 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 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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