

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PLAT 23 12 25 1974 MORTGAGE OF REAL ESTATE

DONNIE S. TANNER TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Larry D. Lollis and Deborah Stone Lollis

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. B. Seegers, III,

(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 **Fourteen Thousand Seven Hundred Fifty and No/100-----** Dollars (\$14,750.00) due and payable in monthly installments of \$145.27 each, commencing on the first day of October, 1974, and continuing monthly thereafter until paid in full on September 1, 1989, said payments being applied first to interest and then to principal,

with interest thereon from date at the rate of 8 1/2 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, and in Greenville Township, now within the City of Greenville, known and designated as Lot No. 19 of the Subdivision known as Augusta Circle, as shown on plat of record in the RMC Office for Greenville County in Plat Book F, at Page 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Augusta Drive (now Westminister Drive), joint corner of Lots 18 and 19, and running thence, N. 21-35 E. 149.8 feet to an iron pin in line of Lot No. 2; thence with line of Lot No. 2, S. 60-14 E. 50.5 feet to an iron pin, joint corner of Lots 19 and 20; thence, S. 21-35 W. 140.4 feet to an iron pin on the east side of Augusta Drive (now Westminister Drive); thence with said East Augusta Drive (now Westminister Drive), N. 71-01 W. 50 feet to the beginning corner.

This is the same property conveyed by the Mortgagee herein to the Mortgagors herein by deed to be recorded herewith.



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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