

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
JAN 20 10 AM '74

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

WHEREAS, James Morgan

hereinafter referred to as Mortgagor is well and truly indebted unto Betty Ann Lochridge Wall, as general guardian for Casimir F. Zoltowski, Jr. and Mark A. Zoltowski

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 and No/100ths

Dollars (\$14,000.00) due and payable

in monthly installments of One Hundred Sixty-Nine and 85/100ths (\$169.86) Dollars commencing on the 15th day of November, 1974, and continuing on the like day of each month for a period of ten years, the last installment being due on the 15th day of October, 1984

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly, said payments being applied first to interest, then to principal

WHEREAS, the Mortgage 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, the Mortgagee's heirs, 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, on Bramlett Road and Emile Avenue and being known and designated as Lots Nos. 91, 92 and 93 on plat of property of the American Bank & Trust Company, as recorded in Plat Book F at Page 254. The three lots lie adjoining each other and are described as a whole as follows:

BEGINNING on the Bramlett Road at corner of Lot No. 92 and running thence along Emile Avenue N. 40-30 W. 205.1 feet to corner on Lot No. 91; thence continuing along the edge of Emile Avenue on the same course 70 feet to corner on Lot No. 90; thence along joint line of Lots Nos. 90 and 91, N. 60-17 E. 249.4 feet to corner; thence S. 20-14 E. 69.7 feet to corner on Lot No. 93; thence on the same course 201.5 feet to corner on the northwestern side of the Bramlett Road; thence along the northwestern side of the said road, S. 59-12 W. 76.7 feet to corner on Lot No. 92; thence continuing along said road on the same course 77 feet to the point of beginning.



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.

RECORDED

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