

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 13 11 32 AM '71
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, LOWELL H. GREEN and EVELYN S. GREEN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM MAXWELL POE,

(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 Six Thousand Seven Hundred Fifty Dollars--

Dollars (\$ 6,750.00) due and payable

Three Hundred Sixty-five (365) days from the date hereof.

with interest thereon from date at the rate of 8 per centum per annum, to be paid: with principal

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 Paris Township, on the Southwest side of a new cut road leading from the South Parker Road through property now or formerly of Ethel Bridges Wakefield, and containing approximately two acres according to a survey made by Dalton & Neves, Engineers, dated February, 1951, and having according to a plat of the said property, made by C. C. Jones, Engineer, dated August 30, 1953, the following metes and bounds, to-wit;

BEGINNING at a point on the Southwestedge of said new cut road at corner of property of William Maxwell Poe, and running thence along the Poe line, S. 75-00 W. 80.7 feet to an iron pin; thence S. 59-56 W. 277.2 feet to an iron pin in the line of property of Waddy Thompson; thence along the Thomson line S. 28-40 E. 213.5 feet to a point; thence continuing with the Thomson line, S. 39-55 E. 97.6 feet to an iron pin; thence S. 46-45 E. 14.5 feet to andproperty, N. 40-30 E. 210.8 feet to an iron pin; thence along the line of the Wakefield property N. 40-30 E. 102.1 feet to an iron pin on a road; thence N. 46-45 W. 14.5 feet to a point; thence along a curve in a North-westerly direction 105 feet; thence continuing along the curve in a North-westerly direction 81.2 feet to a point; thence N. 11-44 E. 24 feet to an iron pin, the point and place of beginning.

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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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