

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Frances L. Godfrey

hereinafter referred to as Mortgagor) is well and truly indebted unto James H. Hughes

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 Five Hundred and No/100 ----- Dollars (\$ 6,500.00) due and payable with interest from date at the rate of six (6%) percent per year on the unpaid balance until paid, the principal and interest to be paid in monthly installments of Sixty and No/100 (\$60.00) Dollars, applied first to interest and the balance to principal, beginning March 1, 1975, and on the first day of each month thereafter until paid in full, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on February 1, 1988. The right to prepay without penalty is reserved.

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, City of Greenville, on the northeastern side of Sycamore Drive and being known and designated as a portion of Lot No. 145 of East Lynne Addition as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "H", at Page 220 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Sycamore Drive at the joint front corner of Lots Nos. 144 and 145 and running thence with the joint line of said Lots N. 32-31 E. 110 feet to a point; thence a new line through Lot No. 145, approximately S. 57-32 E. 62 feet to a point in the joint line of Lots Nos. 145 and 146; thence with the joint line of said lots, S. 39-48 W. 110 feet to an iron pin in the northeastern side of Sycamore Drive at the joint front corner of said lots; thence with the northeastern side of Sycamore Drive N. 58-29 W. 50 feet to the point of BEGINNING.

This is a purchase money mortgage.



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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