

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, DOROTHY E. ALIGHERI

hereinafter referred to as Mortgagor, is well and truly indebted unto JAMES ALBERT ARNAU, JR.

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 **THIRTY SIX THOUSAND FIVE HUNDRED AND NO/100THS** Dollars \$ 36,500.00 due and payable

Two Hundred Eighty and 66/100ths (\$280.66) Dollars on the 1st day of March, 1975, and Two Hundred Eighty and 66/100ths (\$280.66) Dollars on the 1st day of each successive month thereafter with the balance of principal and interest due on January 15, 1980,

with interest thereon from date of the rate of **Eight & One-Half (8-1/2%)** per cent 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 such 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, and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, 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, near the City of Greenville, being shown as the greater portion of Lot No. 14 on plat of LIBERTY PARK recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book EE, at page 145, and having, according to said plat and a more recent survey made by R. K. Campbell, Engineer, November 14, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Proffitt Drive at the joint front corner of Lots Nos. 14 and 15, and running thence along the line of Lot No. 15, S 86-44 E 139.3 feet to an iron pin; thence S 13-48 E 164 feet to an iron pin; thence S 75-24 W 98.4 feet to an iron pin in the rear line of Lot No. 14; thence through Lot No. 14, N 43-26 W 172.3 feet to an iron pin on the eastern side of Proffitt Drive; thence with the curve of Proffitt Drive (the chord being N 29-56 E) 78 feet to the beginning corner, and being the same conveyed to the Mortgagor by James Albert Arnau, Jr., by deed to be recorded of even date herewith.



Together with all and singular rights, members, hereditaments, 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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