

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Thomas M. Patrick, Jr.
~~MR. MACK XXXXXXXXXXXXX~~
1306 East Washington Street
Greenville, South Carolina 29603

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME, ETC. 1335 PAGE 763

WHEREAS, Eugene M. Dickson and James E. Farmer

hereinafter referred to as Mortgagor) is well and truly indebted unto Amelia M. Mann and Margaret M. Cromer

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 **Fifty Five Thousand Five Hundred Seventy Two and thirty-three hundredths** ----- Dollars (\$ 55,572.33) due and payable

in 239 equal monthly installments of principal and interest in the amount of **Four Hundred Sixty Four and Eighty Five Hundredths (\$464.85) Dollars**, and one final installment of the amount necessary to satisfy the obligation, with the first installment due on **1 May, 1975** and each subsequent installment due on the same day thereafter, with interest thereon from **date** at the rate of **8 (eight)** 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, being shown on Plat of Property of Amelia Moss Mann recorded in the RMC Office for Greenville County in Plat Book HHH, Page 63, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Broadus Avenue, said pin being 274.2 feet South of the Southwest corner of Broadus Avenue and East North Street and running thence S. 76-46 W. 220.7 feet to an iron pin; thence S. 15-01 E. 100 feet to an iron pin; thence N. 76-46 E. 221.1 feet to an iron pin on Broadus Avenue; thence along Broadus Avenue N. 15-15 W. 100 feet to an iron pin, 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 now or hereafter accrue and in being all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto, in any way, and being the same, and 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, assigns, and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafter described in fee simple absolute, that it has good right and is lawfully entitled 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 defend the title to the premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may ever lawfully claiming the same or any part thereof.

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