

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 16 3 56 PM '57
MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES A. HARPER, JR. and Marjorie M. Harper,

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. G. WHITMIRE, 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 THREE THOUSAND FIVE HUNDRED SIXTY-SIX AND 79/100

Dollars (\$3,566.79) due and payable

on demand after one year from date

with interest thereon from date at the rate of nine/(9.0) per centum per annum, to be paid annually.

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, Austin Township, near the Town of Simpsonville, on the northwest side of a surface treated road, and being shown and designated as the major portion of Lot No. 7 on plat of property of S.T. Holland, prepared by J.Q. Bruce, Surveyor, dated October 14, 1949, and recorded in the RMC Office for Greenville County, S.C., in plat book W at Page 103, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 7 and 9 and running thence along the line of Lot 8, N. 48-26 W. 163 ft. to an iron pin; thence N. 41-43 E. 73.4 ft. to an iron pin at the joint rear corner of Lots 6 and 7; thence running through Lot 7 in a southeasterly direction 198 ft., more or less to a point in the front line of Lot 7 on the northwest side of a surface treated road; thence along the northwest side of said road S. 66-44 W. 77 ft. to the beginning corner.

This is the same property conveyed to the Mortgagor by Deed recorded in the RMC Office for Greenville County of even date herewith.

ALSO, ALL that 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 Austin Township, approximately one-half (1/2) mile north of the Town of Simpsonville, and being shown as Lot 8 on plat of property of S. T. Holland, recorded in plat book W at page 103, and having according to said plat, the following metes and bounds; to -wit:

BEGINNING at an iron pin on the northwestern side of an unnamed street, at the joint front corner of Lots 7 and 8, and running thence with said Lots N. 48-26 W. 163 feet to an iron pin; thence S. 41-34 W. 46 ft. to an iron pin; thence S. 36-20 E. 133 ft. to an iron pin on the northwestern side of the above street; thence with the side of said street, N. 66-44 E. 84 ft. to the point of Beginning.

This is the same property conveyed to the Mortgagor by Deed recorded in the RMC Office for Greenville County in Deed Book 714 at page 151.

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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