

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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COMM. STAFFERSLEY

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. B. Moore,

hereinafter referred to as Mortgagor, is well and truly indebted unto Harold H. Dillard

hereinafter referred to as Mortgagee as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Two Thousand, Five Hundred and No/100 Dollars (\$ 2,500.00) due and payable in equal monthly installments of \$ 83.35, beginning on the 1st day of January, 1975 and continuing on the 1st day of each and every month thereafter for a period of thirty (30) months,

with interest thereon from _____ date _____ at the rate of 10.00% per centum per annum, to be paid _____ monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor for such further sums as may be advanced to or for the Mortgagee'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 Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagor 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 Greenville Township, being known and designated as Lot No. 5 in Block A of a subdivision of land represented by plat recorded in Plat Book A, page 217, in the R. M. C. Office for Greenville County and having a frontage of 50 feet on St. Claire Street, now Hampton Avenue Extension, with a depth of 150 feet, the same being conveyed to the Mortgagee by Walter A. Chandler, Jr. and John F. Chandler by deed dated November 13, 1972 and recorded in the R. M. C. Office for Greenville County in Volume 60, page 485.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.



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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