

1944 - 410

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: G. W. DENNIS

hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN S. ASHMORE

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 THREE HUNDRED SIXTY-FIVE AND 60/100THS**----- Dollars (\$3,365.60) due and payable

in monthly installments of \$60.00 including interest

with interest thereon from date at the rate of **SIX** 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**, on the **northeastern side of Valentine Street, which is shown on plat of property of J. C. Martin as a part of Lot No. 4, said plat recorded in the R. M. C. Office for Greenville County in Plat Book K at page 71 and according to a plat of the property of John S. Ashmore, made by C. O. Riddle, registered surveyor, on February 22, 1954, is described as follows:**

**BEGINNING at an iron pin on the northeastern side of Valentine Street, which point is 112.3 feet from the Anderson Road, and running thence with Valentine Street N. 25-44 W. 121.1 feet to an iron pin; thence N. 57-23 E. 52 feet to an iron pin in line of Lot No. 2 of the J. C. Martin estate; thence with the line of Lot No. 2 of said Martin estate S. 29-57 E. 122.5 feet to an iron pin; thence S. 59-12 W. 60.6 feet to the beginning corner.**



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 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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