

FILED

MORTGAGE OF REAL ESTATE—Office of GREENVILLE CO. S.C. LEHMAN A. MOSELEY, JR., Attorney at Law, Greenville, S. C.

BOOK 1547 PAGE 835

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 3 12 09 PM '75

MORTGAGE OF REAL ESTATE

DONNE S. LANGRISH BY R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Alan Jordan and Emily Jordan

(hereinafter referred to as Mortgagor) is well and truly indebted unto TRICO BUILDERS, INC.,

(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 Fifty & no/100 Dollars (\$36,550.00) due and payable

on or before the first day of each and every month beginning September 1, 1975, for 360 months,

with interest thereon from 9/1/75 at the rate of 7½ per centum per annum, to be paid: \$255.57 on or before the first day of each and every month. If unpaid by 15th day of month, 5% late charge on principal and interest.

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, the Mortgagee's heirs, 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 known and designated as Lot 70 of Verdin Estates, which plat was prepared by C. O. Riddle and recorded in the RMC Office for Greenville County in Plat Book 4-R at Pages 34 and 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Edith Drive at the Joint front corner of Lots 70 and 71 and proceeding in an easterly direction along said drive, N. 66-08 E. 80 feet, to a point at the joint front corner of Lots 69 and 70; thence turning and running S. 23-52 E. 150 feet to a point, joint rear corner of Lots 69 and 70; thence turning and running S. 66-08 W. 80 feet to a point, joint rear corner of Lots 70 and 71; thence running N. 23-52 W. 150 feet to the beginning corner.

5.14.64



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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