

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

WILLIAM S. STAMBERLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD LATIMORE and HATTIE LATIMORE

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARION HARRIS, d/b/a PICKENSVILLE INVESTMENT CO.

(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 NINETEEN HUNDRED TWENTY-TWO AND 72/100 (\$1,922.72)

----- Dollars (\$ 1,922.72) due and payable
with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid \$25.00 per month on the principal and interest, and escrow payments in the amount of \$6.00 for life insurance per month and \$2.00 for fire insurance per month, making a total monthly payment of \$33.00 commencing ~~with to effect thereon from~~ January 10, 1976 and to be paid on or before the 10th day of each month thereafter until paid in full.

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, in Greenville Township, in the City of Greenville, being known and designated as Lots Nos. 3 and 4 according to a plat by Dalton and Neves, dated January 4, 1937 now on file in Judgment Roll E-6584 in the Office of the Clerk of Court of Common Pleas, said lots are more particularly described as follows:

Lot No. 3: Beginning on the west side of Mitchell Alley, 157 feet North of Gower Street; thence running with the rear line of Lot No. 2, N. 58-15 W. 50 feet to the joint corner of Lots Nos. 1, 2 and 3 and 4; thence with line of Lot No. 4 N. 33 E. 60 feet to corner of Lot No. 4; thence with north line of this said lot 3, S. 58-15 E. 50 feet to Mitchell Alley; thence S. 33 W. 60 feet to the beginning corner.

Lot No. 4: Beginning 50 feet from the west side of Mitchell Alley, (formerly Burns Alley), on line of Lots Nos. 1 and 2; thence running N. 33 E. 60 feet to a pin on rear line of said lot, joint corner of lots Nos. 3 and 4; thence N. 58-15 W. 49 feet to a pin; thence S. 33 W. 60 feet to a pin; the joint corner of Lots Nos. 4 and 1; thence with rear line of Lot No. 1 S. 58-15 E. 49 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 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 hereinafore 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 or purporting to claim the same.

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