

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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

WHEREAS, I, Geneva M. Sargent

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Eugene Sargent

(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 Five Thousand and Seventy and 88/100-----

----- Dollars (\$ 5,070.88) due and payable

according to the terms of the note for which this mortgage stands as security.

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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, located on the south side of Lenore

Avenue, and being known and designated as Lot No. 154, according to a plat designated "Map No. 4, Plat of Sans Souci Heights", made by W. H. Riddle, March, 1951, revised June, 1951, and recorded in the R.H.C. Office for Greenville County, S. C., in Plat Book Y, page 145, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Lenore Avenue, at the joint front corner of Lots Nos. 154 and 155, and running thence along the line of Lot No. 155, S. 14-33 E. 179.7 feet, more or less, to an iron pin at joint rear corner of Lots Nos. 154 and 155; thence N. 68-54 E. 70.5 feet to an iron pin, joint rear corner of Lots Nos. 153 and 154; thence along the line of Lot No. 153, N. 14-33 W. 171.5 feet to an iron pin on the south side of Lenore Avenue, at the joint front corner of Lots 153 and 154; thence along the south side of Lenore Avenue, S. 75-27 W. 70 feet to the beginning corner.

The purpose of this mortgage is to protect the obligee should the obligor default in payment of that note and mortgage jointly executed by the obligor and obligee to General Mortgage Company (now Cameron-Brown Company), dated February 26, 1960, and recorded February 27, 1960, in Greenville County R.E.M. Book 817 at Page 327. In the event that the obligor successfully pays said mortgage to General Mortgage Company, then the instant note and mortgage from obligor to obligee will likewise be satisfied in full, and the amount of principal debt represented hereby will be reduced at the same rate as is the General Mortgage Company debt reduced by payment thereon.



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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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