

FILED  
GREENVILLE CO. S. C.

1976 532

MORTGAGE OF REAL ESTATE—Office of Love, Tipton, Arnold & Thomas, Attorneys at Law, Greenville, S. C.

DONNIE S. TANNERLEY  
REC'D

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Paul B. Haines

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Lottie B. Jackson

(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 Forty-nine Thousand Three

Hundred and 00/100 ----- DOLLARS (\$49,300.00--),

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, said principal and interest to be repaid: \$700.00 per month, the first payment being due March 15, 1976, and a like payment of \$700.00 being due on the 15th day of each month thereafter for a total of ten (10) months, and on the 11th month a total of \$2,300.00 plus interest having accrued at the rate of eight (8%) per cent per annum on the unpaid balance, the total payments for the first year being \$9,300.00 plus interest due and the balance thereafter of \$40,000.00 being payable at the rate of Ten Thousand (\$10,000.00) Dollars plus interest annually, the first annual payment plus interest being due December 1, 1977 and a like payment of \$10,000 plus interest being due on December 1 of each year 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, 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, City of Greenville, on the northeastern side of Ebaugh Avenue, being taken from the southern portion of Lot No. 115 as shown on a plat of East Park Subdivision Section J recorded in the RMC Office for Greenville County in Plat Book A, at Page 383, and also being shown as a portion of Lot 115 on a plat of the property of Lottie B. Jackson dated April, 1957, prepared by Dalton & Neves, Engineers and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Ebaugh Avenue at the corner of property formerly belonging to Blanche Vega and running thence with the Vega property N. 62-09 E. 157.2 feet to an iron pin; thence S. 54-25 E. 59.1 feet to an iron pin; thence S. 73-30 W. 177.9 feet to an iron pin on Ebaugh Avenue; thence with said Avenue N. 55 W. 20 feet to the point of beginning.

ALSO All that tract or lot of land in Greenville Township, Greenville County, State of South Carolina, located, situate and being on the Laurens Road, just inside the corporate limits of the City of Greenville, and opposite plant formerly owned by McGee Manufacturing Company, and shown on plat of R. E. Dalton, Engineer, dated July, 1921, and having the following metes and bounds to-wit: BEGINNING at an iron pin on south side of said Laurens Road 114 feet 6 inches from right of way of C. & W.C. Ry. and running thence with line of lot of W.H. Green, said latter lot being purchased from W. G. Serrane by deed dated March 31, 1922, and recorded in Office of RMC for Greenville County, S.C. in Volume 78 Page 543, in a southwesterly direction 138.8 feet to an iron pin, also, on said right of way; thence with line of lot, \*\*\*\*

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

\*\*\*\* now or formerly owned by R.N. Grisham 45.2 feet in a northwesterly direction to corner of lot now or formerly owned by W.H. Dempsey; thence with the said Dempsey line 133.9 feet in a northeasterly direction to an iron pin on the road; thence with Laurens Road in a southeasterly direction 50 feet to the beginning corner.  
(continued on next page)

0 5 3 2

4328 RV-2