

JUN 25 4 42 PM '76

BOOK 1338 PAGE 437

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLELLOYD S. BENTON, CLERK
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, HENRY RAXTER,

hereinafter referred to as Mortgagor) is well and truly indebted unto JULIA M. LONG

(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 ELEVEN THOUSAND SEVEN HUNDRED AND NO/100-----

----- Dollars (\$ 11,700.00) due and payable

\$115.00 per month with payments first to interest and balance to principal the first payment to commence on June 1, 1976 and to continue at the rate of \$115.00 per month until paid in full, with the right to anticipate with interest thereon from date at the rate of 4% 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:

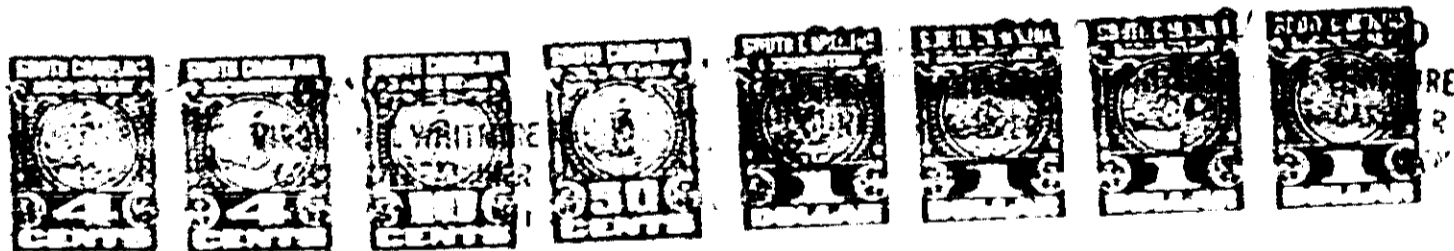
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lots Nos. 96 and 97 on plat of Morgan Hills Addition recorded in Plat Book A, page 70, in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Dyer Street at the joint front corner of Lots Nos. 97 and 98 and running thence with line of Lot No. 98, S. 89-30 W. 194.2 feet to iron pin; thence S. 12-30 E. 124 feet to iron pin at joint rear corner of Lots Nos. 95 and 96; thence with the line of Lot No. 95 in a northeasterly direction 192.6 feet to iron pin on Dyer Street; thence with said Dyer Street in a northwesterly direction 112 feet to the point of beginning.

The Mortgagor agrees to keep the property in a good state of repair and properly painted.

311.68



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.