

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

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
GREENVILLE CO. S. C.
JUL 2 3 17 PM '76
JOHNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, RAY J. MOLIZON and EUNICE J. MOLIZON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN W. CAULEY

(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

Four Thousand Three Hundred Three and 22/100---- Dollars (\$4,303.22) due and payable
July 1, 1977

with interest thereon from date at the rate of 9% per centum per annum, to be paid at maturity.

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, state of South Carolina, known and designated as Lot No. 136 on a plat of Pine Brook Forest Subdivision, according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the RMC Office for Greenville County, S. C. in plat book 4 X at pages 48 and 49, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Riddle Road, the joint front corner of Lots 136 and 137; thence along line of said lots, S.08-45 W. 155.7 feet to an iron pin in line of Lot 138; thence with line of Lot 138, N. 80-37 E. 80 feet to an iron pin the joint rear corner of Lots 136 and 135; thence with the joint line of said lots, N. 70-16 E. 176.5 feet to an iron pin on the south side of Riddle Road; thence with the south side of said road, S. 81-01 W. 162 feet to the point of beginning.

This is the same property conveyed to mortgagors by John W. Cauley by deed dated 11/25/75 recorded 11/25/75 in deed vol. 1027 page 728 of the RMC Office for Greenville County, S. C.

5.1.76



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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