

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
GONNIE S. TANKERSLEY
R.H.C.

WHEREAS, Jo Anderson Dill

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alta Ferne M. Launius

(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 Twenty Thousand and No/100

Dollars (\$ 20,000.00) due and payable

on or before six (6) months from date hereof, with the privilege of paying any or all of the balance due at any time

with interest thereon from date hereof at the rate of nine 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:

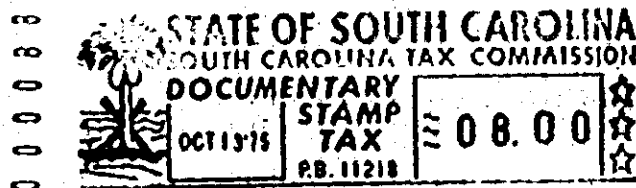
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Welcome Street, near the City of Greenville, being shown as Lot 12 on plat of Welcome View recorded in Plat Book U at page 155, and described as follows:

BEGINNING at an iron pin on the western side of Welcome Street at the corner of Lot 13 and running thence with the western side of said street, S. 23-27 E. 79 feet to an iron pin at the corner of Lot 11; thence with the line of said lot S. 59-13 W. 221.3 feet to an iron pin at the corner of Lot 5; thence with the line of said lot N. 23-27 W. 83.6 feet to an iron pin at the corner of Lot 13; thence with the line of said lot, N. 60-21 E. 220.6 feet to the beginning corner.

This property was conveyed to Mortgagor by deed from Norma D. Ballard, said deed recorded in R/C Office for Greenville County, S. C. in Deeds Volume 742, page 306 on February 17, 1964.

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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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