

MORTGAGE OF REAL ESTATE—Office of Greenville Co. S.C.

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BONNIE S. TANKERSLEY
R.M.C.

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Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

206200003

WHEREAS, DONNA C. WALDRON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN D. HOLLINGSWORTH,

(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

Seven Thousand, Five Hundred and 00/100----- Dollars (\$7,500.00) due and payable

in accordance with the terms of said note, which bears a maturity date of September 1, 1977

with interest thereon from September 1, 1977 at the rate of seven per centum per annum, to be paid:

25017

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, in the Town of Fountain Inn, being designated as Lot 10 of Block 5 on Tax Sheet 356 as appears in the Block Book Office for Greenville County and having the following metes and bounds:

BEGINNING at an iron post on the Jones Mill Road corner of lands now or formerly of Lula R. and Thelma Ott and running thence with said road N. 32-1/2 E. 65 feet to an iron pin; thence S. 59-1/2 E. 183 feet to an iron pin; thence S. 32-1/2 W. 65 feet to an iron pin; thence N. 59-1/2 W. to the beginning corner.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the county and state aforesaid in the Town of Fountain Inn, containing one-half acre, more or less, and being one-half of the lot known as the E.S. Sandel lot and being further designated as Lot 11 of Block 5 on Tax Sheet 356 in the Block Book Department of the Greenville County Courthouse and having the following metes and bounds:

BEGINNING at an iron pin in the center of Jones Mill Road at the corner of E. S. Sandel lot and running thence along said road N. 33-1/2 E. 106.59 feet to an iron pin; thence S. 57-3/4 E. 204.60 feet to S.G. Hughes line; thence along Hughes line, S. 33-1/2 W. 106.59 feet to E.S. Sandel line; thence along said Sandel line, S. 33-1/2 W. 204.6 feet to the beginning corner and formerly bound by land of Kestler, Hughes, Sandel and Jones Mill Rd.

This is the same property conveyed to the mortgagor herein by James E. McNerney and Dorothy R. McNerney by deed dated December 17, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1048, Page 112.

DOCUMENTARY
STAMP
TAX
\$ 03.00
FEB 11 1978

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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