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MORTGAGE OF REAL ESTATE BY A CORPORATION OF P. Bradley Morrow, Jr., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE BY A CORPORATION TO ALL WHOM THESE PRESENTS MAY CONCERN: R.H.C.

WHEREAS, SOUTHEASTERN INSURANCE SERVICE, INC.

a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagee) is well and truly indebted unto William W. Landreth

(hereinafter referred to as Mortgagor) 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 Nine Thousand, Five Hundred Fifty and 02/100

Dollars (\$ 9,550.02) due and payable

in equal monthly installments of \$168.75 commencing September 1, 1977, and continuing on the first day of each succeeding month until paid in full; payments applied first to interest, balance to principal.

with interest thereon from date at the rate of Eight 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 those 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, Greenville Township, designated as Lots Nos. 35 and 36 on a plat of East Lynne, made by Dalton & Neves, in June, 1931, and recorded in the RMC Office for said county in Plat Book H at Page 195 and said lots taken together have the following metes and bounds:

BEGINNING at a point on the Southeast corner of the intersection of Lowndes Hill Road and Lindsay Avenue, and running thence along said Lowndes Hill Road N. 80-43 E. 50 feet to an iron pin, joint front corner of Lots Nos. 36 and 37; thence with joint line of said lots Nos. 36, 37, S. 9-14 E. 165.5 feet to an iron pin; thence with rear line of Lots Nos 35 and 36, S. 31-02 W. 50 feet to an iron pin on Lindsay Avenue; thence with Lindsay Avenue, N. 9-14 W. 165.2 feet to the beginning corner.

Being the identical property conveyed to the Mortgagor by deed of Wilma Jean Stasney dated July 27, 1967 recorded in Deed Book 824 at Page 421 on July 28, 1967.

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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.