

MORTGAGE OF REAL ESTATE - Office of ^{FILED} ~~Leathers~~ ^{Walter}, Todd & Main, Attorneys at Law, Greenville, S.C. 1/4/79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 2 12 47 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, John R. New and Suzanne H. New

hereinafter referred to as Mortgagor is well and truly indebted unto Virginia C. Hollis

(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 Fourteen Thousand and No/100ths-----

----- Dollars (\$14,000.00) due and payable
in monthly installments of \$110.00 per month beginning August 1, 1979

with interest thereon from July 1, 1979 at the rate of seven per centum per annum, ~~to be paid~~ with each monthly payment to be applied first to accrued interest and the balance to principal.

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

ALL that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina, in Greenville County and Township, being known and designated as the east half of lot No. ten (10) in block "B" of Oakland Heights, as shown on W. D. Neves' plat thereof, dated June 1, 1911, and recorded in the office of the Register of Mesne Conveyances for said county and state, in plat book "F", at page 204, and having, according to said plat, the following metes and bounds: Beginning at a stake in the center of the front or north boundary line of lot No. ten, on the south side of Mountainview Avenue 300 feet westward from the S.W. corner of Mountainview Avenue and Townes Street, and running thence S. 9° 45' W. (parallel with Townes Street) 170 1/2 ft. through the center of lot No. ten to a stake on a nineteen foot alley; thence along said alley S. 80° 15' E. (parallel with Mountainview Avenue) 50 feet to a stake on the S.W. corner of lot No. eleven (11) on said plat; thence N. 9° 45' E. 170 1/2 feet along the line of lot No. eleven to a stake on Mountainview Avenue; thence along said Avenue N. 80° 15' W. 50 feet to the beginning corner.

This is a purchase money mortgage and the above described property has been conveyed to the mortgagor by deed of the mortgagee executed this date and to be recorded in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 05.00
201212

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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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