

9 West Montclair Avenue, Greenville, SC
MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
AUG 18 3 23 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1511 PAGE 614

WHEREAS, I, John Thomas Latham,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joseph B. Fulmer

(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 and NO/100-----Dollars (\$7,000.00) due and payable

according to the terms of a promissory note executed herewith

with interest thereon from Aug 12, 1953 at the rate of 12 percent per centum per annum, to be paid: annually

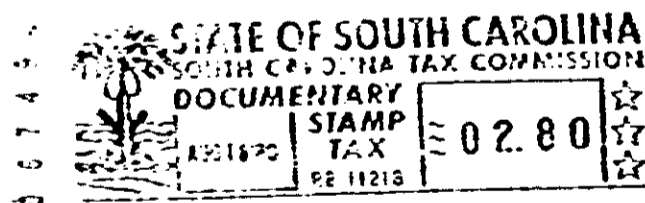
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagee 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, being known and designated as lots 4 and 5 of Block L, as shown on the plat of Highland Terrace, recorded in Plat Book D at Page 238 and Page 239, and also lot 2 as shown on a Subdivision for C. C. Hindman, et al, recorded in Plat Book DD on Page 77, a composite description of the three lots being as follows:

"BEGINNING at an iron pin on the North side of Montclair Avenue (formerly Fairview Avenue) which pin is 190 feet West of the intersection of Montclair Avenue and North Main Street and is the joint corner of lots 1 and 4 of Block L as shown on the Highland Terrace Plat, and running along the rear line of lots 1, 2 and 3 of said plat, N. 14-47 E. 200 feet to an iron pin in the South side of a 15 feet alley as shown on the Hindman plat above referred to; there with the South side of said alley, S. 82-28 W. 109 feet to an iron pin in the rear corner of lot 6, Block L, on the Highland Terrace Plat; thence with line of said Lot, S. 21-03 W. 150.2 feet to an iron pin on the North side of Montclair Avenue; thence with said Avenue, S. 70-47 E. 115.5 feet to the point of beginning."

Being the same property conveyed to the Mortgagor by Ernest D. Harrell by Deed dated July 9, 1953 and recorded on July 10, 1953 in the R.M.C. Office for Greenville County in Deed Book 481 at Page 397.



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 such 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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