

MARCHBANKS, CHAPMAN, & HARTER, P.A.

111 TOY STREET, GREENVILLE, S.C. 29603

MORTGAGE OF REAL ESTATE -

Address: Vera S. Dobson

112 Village Court

Greer, South Carolina 29651

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John C. Middlebrook and Barbara J. Middlebrook

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vera S. Dobson

(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

. Sixty-Five Thousand and no/100 . . . Dollars (\$ 65,000.00) due and payable

as provided in said note of even date

with interest thereon from date as provided in at the rate of said note per centum per annum, to be paid:

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,
ALL that certain piece, parcel or lot of land situate and lying and being in Chick Springs township, State and County aforesaid, in the town of Greer, S.C. and having the following metes and bounds, to-wit: Beginning at an iron pin on the West side of Cannon Street at Dr. Ellison corner and runs thence S. 30.00 N. 72.6 feet along said Cannon Street to an iron pin corner of block No. 5; thence N. 57.10 W. 243.8 feet along line of block No. 5 to an iron pin at corner of block No. 8, thence with block No. 8 N. 31.00 E. 72.6 feet to an iron pin corner of Dr. Ellison lot; thence S. 57.00 E. 241.9 feet along Dr. Ellisons line to the beginning corner, and being Lot No. 4, of block No. 7, and recorded in R.M.C. Office for Greenville County on August 29, 1924, in plat book F, at page 249.

Also:

ALL that piece parcel of lot of land in Chick Springs Township, Greenville County, State of South Carolina in the Town of Greer, lying on the West side of Cannon Street, being shown as a part of Block 5 on Plat of Property of David and Pertima Cannon Estate prepared by R. E. Dalton, C. E., August, 1924 and being further shown as Lots 10 and 11 on Plat of Property of B.B. Waters prepared by H.S. Brockman, Surveyor, May 18th, 1946, and having the following courses and distances to-wit:

Beginning on a stake on the West side of Cannon Street, joint corner of Lots 9 and 10, and runs thence with the dividing line of lots 9 and 10 N. 57-10 W. 245.2 feet to a stake joint corner of lots 9 and 10 and on the line of Block 6 of the Cannon Plat; thence with the dividing line of Block 6 of the Cannon Plat and of lots 10 and 11 of the Waters Plat N. 31-30 E. 50 feet to an iron pin, joint corner of lot No. 11 of the Waters Plat of Blocks 6 and 7 of the Cannon Plat; thence with the line of Lot No. 11 and the line of Block 7 of the Cannon Plat S. 57-10 E. 243.8 feet to an iron pin on the West side of Cannon Street; thence with the West side of Cannon Street S. 30-00 W. 50 feet to the beginning corner.

Also:

That certain lot or parcel of land in City of Greer, School District 285, Chick Springs Township, said County and State, on the west side of Cannon Street, being part of Block #5 on plat of the David and Pertina Cannon Estate, prepared by R. E. Dalton, C.E., August, 1924, and further shown as lot #9...continued...

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.