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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

GREENVILLE

WHEREAS, FRED W. MOORE AND MARTHA M. MOORE

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN B. LONG, JR., AND JEANNETTE C. LONG

(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 Twenty Thousand and no/100's

Dollars (\$ 20,000.00) due and payable

with interest thereon from date at the rate of twelve per centum per annum, to be paid: according to said Note.

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, being shown and designated as Lots 21 and 22 of property of J. R. West, said deed being dated June 12, 1914, and recorded in the RMC Office for Greenville County in Deed Book C, page 190 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Calvert Street at the joint front corner of Lots 20 and 21 and running thence with the joint line of Lots 21 and 20, N. 13-21 W. 146.5 feet to an iron pin at the joint rear corner of Lots 18, 19 and 20; thence with the joint rear line of Lots 18 and 17, N. 75-02 E. 120 feet to an iron pin at the joint rear corner of Lots 22, 17 and 23; thence with the joint line of Lots 22 and 23, S. 16-34 E. 146.5 feet to an iron pin on the northern side of West Calvert Street; thence with the northern side of West Calvert Street S. 75-02 W. 120 feet to an iron pin, the point of beginning.

ALSO, all that certain piece, parcel or lot of land located in the County of Greenville, being shown and designated as Lot 20 of Property of J. R. West, said deed being dated June 12, 1914, and recorded in the RMC Office for Greenville County in Deed Book C, Page 190 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of West Calvert Street at the joint front corner of Lots 20 and 21 and running thence with the line of West Calvert Street S. 75-02 W. 75.5 feet to a point at the intersection of West Calvert Street and West Street; thence with the east side of West Street N. 13-21 W. 146.5 feet to a point at the joint front corner of Lot 19 and 20; thence N. 75-02 E. 68.8 feet; thence with the line of Lot 21, S. 13-21 E. 146.5 feet to the point of beginning.

LESS HOWEVER, all that portion of the aforesaid property which was conveyed to Gussie Orr Ledford by Deed of John B. Long, Jr., and Jeannette C. Long on May 23, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1057 at Page 48.

This being the same property conveyed to the Mortgagors by Deed of even date to be recorded herewith.

If all or any part of the Property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, then the Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.

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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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