

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE FILED
MORTGAGE OF REAL ESTATE
OCT 19 3 05 PM '33
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE
A.H. LEE

BOOK 1631 PAGE 493

WHEREAS, I, MARTIN D. LAWLESS, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mitchell King, Jr and Walter G. King

(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/100----- Dollars (\$ 14,000.00) due and payable

\$227.55 per month for 8 years, payments applied first to interest, balance to principal,

with interest thereon from date at the rate of 12% 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 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, in Ward Two of the City of Greenville near East North Street and located on a new street named Richland Avenue which said lots, according to the plat of Dalton & Neves, recorded in Plat Book H, pages 178 & 179, RMC Office for Greenville County, known and designated as Lots 10, 11, 12 & 13 of the Property of Annie Griffin, et al. The said four lots taken as one boundary are described as follows:

BEGINNING at an iron pin on the East side of said Richland Avenue, joint corner of Lot 61 of the Overbrook Property, and running thence S. 77.27 E. 115.8 feet to an iron pin; thence S. 16.46 W. 100.5 feet to an iron pin at the corner of a fifteen foot strip reserved between the lots facing on North Street and those facing on Richland Avenue; thence N. 77.00 W. 16.1 feet to an iron pin; thence S. 13.09 W. along the line of the reserved strip 75 feet to an iron pin, joint rear corner of Lots 13 & 14; thence N. 79.00 W. 160.4 feet to an iron pin on Richland Avenue; thence along the East side of Richland Avenue N. 11.10 E. 50 feet to a bend in the road; thence N. 32.25 E. 32 feet to the corner of Lot 11; thence N. 64.35 W. 17½ feet; thence N. 72.10 E. 32 feet; thence N. 57.10 E. 27 feet, joint corner of Lots 10 & 11; thence N. 27.24 E. 27 feet; thence N. 2.56 W. 28 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagees herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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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