

MORTGAGE OF REAL ESTATE

NO 1030 1967

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

NO 23 9 55 AM '67 FROM THESE PRESENTS MAY CONCERN

JUNIOR J. WATKINSLEY
R.M.C.

WHEREAS, Robert Aiken

(hereinafter referred to as Mortgagor) is well and truly indebted unto Luthi Mortgage Company, Inc.

(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 Two thousand five hundred

Dollars (\$ 2,500.00) due and payable

see promissory note executed simultaneously herewith.

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, on Marion Road, being known and designated as Lot No. 84 and a triangular strip of Lot 85, as shown on plat of City View Annex made by W.J. Riddle, Surveyor, and recorded in Plat Book G at page 155 and having according to a recent survey by T.C. Adams, Engineer, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Marion Road, being joint front corner of Lots 84 and 85 and running thence with Marion Road N 79-0E, 75 feet to an iron pin on Branch; thence with the branch as the line S 23-51 E, 192.1 feet to point where branch intersects with another branch, which the point is in the rear line of Lot No. 85; and 31.5 feet northwest from the rear corner of lots 84 and 85; thence in a new line through Lot No. 85, N 16-30 W, 145.6 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by Paul R. Manning and Ruth Manning, by deed dated May 9, 1960 in the RMC Office for Greenville County in deed book 650 at page 87, and recorded on May 10, 1960.

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RECORDED
MAY 10 1967
GREENVILLE COUNTY, S.C.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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