

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

NOV 7 9 20 AM 1962

TO ALL WHOM THESE PRESENTS MAY COME IN ANY MANNER  
R. M. C.

WHEREAS, I, John Lewis Rector,

(hereinafter referred to as Mortgagor) do well and truly indebted unto Southeastern Fund

(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

Forty Six Hundred Fourteen and No/100----- Dollars (\$ 4614.00 ) due and payable

\$76.90 on the 15th day of December, 1962 and \$76.90 on the 15th day of each month thereafter until the entire amount has been paid,

maturity  
with interest thereon from ~~the~~ at the rate of seven 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

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 72 and a portion of Lot No. 73 as shown on Plat No. 2 of Overbrook Land Company, recorded in the R. M. C. Office for Greenville County in Plat Book "H", Page 258, and being more particularly described, according to said plat and also according to recent survey made by J. C. Hill, Surveyor, in July 1947 as follows:

BEGINNING at an iron pin on the northern side of Walnut Street, joint front corner of Lots Nos. 72 and 73, which pin is 237.3 feet in an easterly direction from an iron pin in the intersection of a 15-foot alley and Walnut Street, and running thence through Lot No. 73 N. 40-18 W. 68.35 feet to an iron pin, 5 feet distant from the joint line of Lots Nos. 72 and 73; thence continuing through Lot No. 73 along a line parallel with and 5 feet distant from the joint line of said lots, N. 36-03 W. 111.65 feet to an iron pin in line of a 15-foot alley; thence N. 17 E. 30.96 feet to an iron pin in the rear line of Lot No. 72; thence continuing with said alley, N. 40-33 E. 33.8 feet to an iron pin, joint rear corner of Lots Nos. 71 and 72; thence with the joint line of said lots S. 37-58 E. 203 feet to an iron pin on the northerly side of Walnut Street; thence with Walnut Street, S. 51-32 W. 60 feet to the beginning corner.

The above described property is the same conveyed to me by J. Gilbert Vehorn by deed January 22, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 517, Page 86.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.