

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE C. O. S. C.

BOOK

957 PAGE 355

MAY 5 7 22 PM 1964

OLIVER H. WORTH
N. C.

WHEREAS, we, John Henry Tumblin and Carrie Bell A. Tumblin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Givens

(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

as follows: Forty (\$40.00) Dollars on the first day of June, 1964, and Forty (\$40.00) Dollars on the first day of each month thereafter until paid in full, with the privilege of anticipating any or all payments after one year from date,

with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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, Fairview Township, and in the Town of Fountain Inn, and having according to plat and survey made by W. M. Nash, Reg. Surveyor and Engineer, on the 4th day of December 1942, the following metes and bounds, to-wit: Beginning at an iron pin in the Western edge of Andrews Lane, said pin measuring a distance of 190 feet from the Northwestern edge of Craig Street, and running thence with said Andrews Lane N. 57 W. 146.5 feet to a cedar post, formerly corner with D. M. Garrett land, now owned by Campbell; thence S. 31½ W. 225 feet to a cedar post; thence S. 72½ E. 151 feet to an iron pin; thence N. 30½ E. 183 feet to an iron pin, the point of beginning, and bounded by Andrews Lane, Campbell Lot, Lot of N. J. and Bonnie Babb, Lot of M. B. Taylor, and others.

This being the same lot this day conveyed to the Mortgagor by deed of T. O. Moak and Ethel H. Moak to be recorded herewith. There being situate on the within described lot a small frame cottage which has been occupied by the said Moaks as a residence for ten years or longer.

Together with all and singular rights, members, herditaments, 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.