

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 15 10 45 AM 1966
OLLIE FANNING SWORTH
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, E. E. LaFoy,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under the B. M. McGee Will

(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

Five Thousand and No/100----- Dollars (\$ 5,000.00) due and payable

Due and payable \$75.00 per month beginning August 15, 1966; payments to be applied first to interest, balance to principal with the privilege to anticipate after one year; balance due five years from date.

with interest thereon from _____ date _____ 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 Greenville, on the eastern side of Gridley Street and being known and designated as all of Lot No. 6 and a portion of Lot No. 7 as shown on plat of the Property of Greenville Trust Company recorded in the R. M. C. Office for Greenville County in Plat Book "A", at Page 177 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Gridley Street, at the joint front corner of Lots Nos. 5 and 6 and running thence along the joint line of said lots S. 76-30 E. 210 feet to an iron pin at the rear corner of said lots; thence N. 13-30 E. 58 feet to an iron pin at the rear corner of lot now or formerly of Fowler, which point is 8 feet north of the rear corner of Lots Nos. 6 and 7; thence in a line parallel to the joint line of Lots Nos. 6 and 7 N. 79-30 W. 210 feet to an iron pin on the eastern side of Gridley Street, which point is approximately 174 feet south from the southeastern corner of the intersection of Park Street and Gridley Street and is 8 feet from the joint corner of Lots Nos. 6 and 7; thence along the eastern side of Gridley Street S. 13-30 W. 58 feet to the beginning corner.

The above said property being that conveyed to the mortgagor by deed dated July 12, 1943 and recorded in the R. M. C. Office for Greenville County in Deed Book 255, at Page 5 and is shown on the Greenville County Block Book as Lot No. 18, Block 7, Sheet 155.

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.