

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

JUL 3 11 38 AM '69

BOOK 1130 PAGE 371

COUNTY OF Greenville

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John M. Jolly

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruth Q. Lesesne

(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 Six Thousand Five Hundred and No/100-----

-----Dollars (\$ 6,500.00) due and payable

\$75.48 per month commencing August 3, 1969, and \$75.48 on the 3rd day of each and every month thereafter until paid in full with the final payment due July 3, 1979,

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, located in Ward One in the City of Greenville, on the Northeast side of Pinckney Street, being known and designated as part of Lot 23 as shown on plat of W. P. McBee Estate, which plat is recorded in Plat Book A, at page 83, in the RMC Office for Greenville County, S. C., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Pinckney Street, at the joint front corner of Lots 21 and 23, said Lot 21 now or formerly belonging to S. F. Lowery, and running thence along the line of said Lot 21, N. 46 E. 161 feet to an iron pin in line of lot now or formerly of Eliza Powell; thence along line of said Powell lot, N. 33-1/2 W. 45 feet to an iron pin, which pin is 7 feet Southeast from the joint rear corner of Lots 23 and 25; thence S. 50-1/2 W. 178 feet to an iron pin on the Northeast side of Pinckney Street, S. 50-1/2 E. 58 feet to the point of beginning.

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.

Satisfied Paid in full December 12, 1969.
Signed: Ruth Q. Lesesne