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## HALC PORTGAGE OF REAL ESTATE - SOUTH CAROLINA

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## WITNESSETH

. WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Morganes in the full and just sum of Twenty Thousand Three Hundred Forty. Dollars (\$20, 340,00) with interest from the date of maturity of said note at the rate set forth therein, due and payable at Ribbert Records November RESERVE THE SECOND SECO

NOW THEREFORE, the Mortgager, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and sluo in consideration of the further sum of \$30.0 to him in hand all by the Mortgager at and before the scaling, and delivery of these presents hereby bargain, sells, grains and referese unto the Mortgages, its successors and assigns, the following described real estate situated in \_\_Greenville\_\_\_\_ County, South Carolina: All that certain piece, parcel of lot of land in Chicks Springs Township, Greenville County, State of South Carolina, and containing 0.28 acres and having the following metes and bounds:

BEGINNING at an iron pin on Rev. Williams line which is located S. 85-00 E. 294.8 feet from axle corner on East side of a county road that leads South from Taylors on the West side of Southern R.R. Depot and running thence from iron pin S. 85-00 E. 102 feet to an iron pin; thence S. 2-30 W. 268 feet to iron pin in road intersection near Mattie Cline's house; thence N. 85-00 W. 117 feet to iron pin in road; thence N. 6-41 E. over iron pin on bank of road 208 feet to Beginning corner. These metes and bounds include a lot conveyed to Mattie Cline by deed from C. P. Phillips, dated January 12, 1938, and recorded in R.M.C. Office in Book 202, page 1.

Being the same property conveyed to the parties of the first part by deed from Mattie Cline, dated January 27, 1967, and recorded in Book 813 at page 95 in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, to which deed and deeds therein referred to. reference is hereby made.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Morigagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumberances whatoever. The Morigagor forther covenants to warrant and forever defend all and singular be premises unto the Morigagor forever, from and against the Morigagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. 'To pay all sums secured hereby when due.
- 2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
- 3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the buildings and improvements now altuate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
- 4. In case of breach of covenants numbered 2 and 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurace and pay the premiums and cause to to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall been interest at the highest legal rate from the date paid.