

MORTGAGE OF REAL ESTATE - Main Office (Bankers & Lawyers) 1100 First National Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R.M.C.

BOOK 1138 PAGE 163

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, we, William J. Hufflin and Virginia S. Hufflin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lloyd W. Gilstrap

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

Four thousand nine hundred and no/100-----Dollars (\$ 4,900.00) due and payable

\$59.46 on the first day of each and every month hereafter, commencing November 1, 1969; payments to be applied first to interest, balance to principal; balance due October 1, 1979; with the privilege to anticipate payment at any time,

with interest thereon from date at the rate of eight 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 northeastern side of Sylvania Avenue, just off Paris Mountain Road, being known and designated as Lot No. 16 on plat made by Dalton & Neves, Engineers, June, 1938 of Leawood Property of C. M. Gaffney, Trustee, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "J", at pages 18 and 19, and more particularly described as follows:

BEGINNING at an iron pin on the northeastern side of Sylvania Avenue, joint corner of Lots 15 and 16 and running thence N. 33-54 E. 180 feet to the joint rear corner of said Lots; thence S. 56-06 E. 77 feet to corner of Lot 17; thence S. 33-54 W. 180 feet along line of Lot No. 17 to Sylvania Avenue; thence with Sylvania Avenue N. 56-06 W. 77 feet to the beginning corner.

The above is the same property conveyed to the Mortgagor by the Mortgagee by deed of even date recorded herewith.

This is a purchase money mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.