

FILED
GREENVILLE CO. S. C.

BOOK 1162 PAGE 169

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 31 4 42 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. DON GRAHAM

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT J. VERMILLION, JR. AND RITA ANN VERMILLION

(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 Hundred and No/100-----

Dollars (\$ 500.00) due and payable

\$42.81 with interest every month for twelve (12) months commencing September 5, 1970, with the privilege of anticipating any or all of the balance due at any time.

with interest thereon from date at the rate of Five (5) 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, in the City of Greenville, State of South Carolina, on the southerly side of Russell Avenue, being shown and designated as Lot No. A, on Map of North Hills recorded in the RMC Office for Greenville County, S. C., in Plat-Book "H", at Page 90, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Russell Avenue, joint front corner Lots A and B, and running thence along Russell Avenue, S. 70-30 E. 55 feet to an iron pin, joint front corner with Lot 34; thence S. 19-30 W. 140 feet to an iron pin; thence N. 70-30 W. 50 feet to an iron pin; thence N. 18-08 E. 140 feet to an iron pin, 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.