

APR 19 4 26 PM '71

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1187 PAGE 269

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Ralph J. Styles and Deborah C. Styles

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

McElrath & Tucker, Inc.

(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

Fourteen thousand & No/100 ----- Dollars (\$ 14,000.00 ) due and payable as follows: \$112.79 the first day of May, 1971 and \$112.79 the first day of each and every month there after for the next twenty (20) years. Each of said payments shall apply first to the interest and the balance to the principal.

with interest thereon from date at the rate of 7% & per centum per annum, to be paid:

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, City of Greer, Chick Springs Township, State of South Carolina, located on the North side of Virginia Avenue, known and designated as Lot No. 30 on a plat of Development Number 2 of Victor-Monaghan Company, Division of J. P. Stevens & Company, Inc. Greer Plant, prepared by Dalton & Neves, Engineers, dated April, 1947, and recorded in the R. M. C. Office for Greenville County in Plat Book "P", Page 119, and having the following courses and distances:

BEGINNING at a point or stake on the northern side of Virginia Avenue, joint front corner of Lots Nos. 29 and 30, and runs thence N. 54 - 39 W. 105 feet to point or stake on said Avenue, corner of Lots Nos. 30 and 31; thence with the common line of these lots, N. 35 - 21 E. 170 feet to a point or stake on a 10 foot alley; thence S. 54 - 39 E. 105 feet to a point or stake on said alley; joint corner of Lots Nos. 29 and 30; thence with the common line of these lots, S. 35 - 21 W. 170 feet to the beginning corner.

The above property is conveyed subject to any and all easements, right-of-way and restrictions of record.

This is the same property conveyed to McElrath & Tucker, Inc. by deed of Malcolm T. Jones and Katherine E. Jones, dated March 19, 1971, and recorded in Deed Book 911, Page 123, R. M. C. Office for Greenville County.

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.