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MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D AT LAW
JUN 4 3 44 PM '71
DILLIE FARNSWORTH
R. M. C.

BOOK 1193 PAGE 563

MORTGAGE OF REAL ESTATE

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

WHEREAS, We, Edward J. Nasser and Leroy Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(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

Four Thousand and 00/100----- Dollars (\$ 4,000.00) due and payable in monthly payments of Eighty-One and 12/100 Dollars (\$81.12) per month on or before the first day of each month, payments to be applied first to interest then to principal, until paid in full.

with interest thereon from date at the rate of eight (8%) 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 Greenville Township, in the City of Greenville on the northern side of Watts Avenue, (formerly Lucille Avenue) and being shown and designated as Lot 11 of Block H of the property of Chapin Springs Land Company on a plat of the same recorded in the RMC Office for Greenville County in Plat Book E at Page 41, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Watts Avenue (formerly Lucille Avenue) at the joint corner of Lots 10 and 11 of Block H and running thence with said avenue N 88-00 E, 70.1 ft. to an iron pin; thence N 13-21 E, 23.4 ft. to an iron pin; thence N 10-44 E, 100 ft. to an iron pin in the rear corner of Lot 12, and running thence with the rear line of Lots 12 and 13 S 88-00 W, 98 ft. to an iron pin at the joint rear corner of Lots 11 and 10; and running thence with joint lines of said Lots 11 and 10 S 2-00 E, 120 ft. to the beginning corner.

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 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.