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BOOK 1193 PAGE 567

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, M. Graham Proffitt, III and William L. Hunter, are

(hereinafter referred to as Mortgages) well and truly indebted unto

Jessica C. Mayes

(hereinafter referred to as Mortgagee) as evidenced by the Mortgages' promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Thousand and No/100

-----Dollars (\$ 4,000.00 ) due and payable  
One Thousand and No/100 (\$1,000.00) Dollars plus interest on the \_\_\_ day of June, 1972, and  
One Thousand and No/100 (\$1,000.00) Dollars plus interest on the \_\_\_ day of each succeeding  
year thereafter until paid in full, with the privilege to anticipate payment of the whole or any  
part at any time,

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: annually

WHEREAS, the Mortgages may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgages' account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgages, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgages 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 Mortgages 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, and being more fully described as follows:

"BEGINNING at an iron pin on Buckner Alley and running thence S. 36 W. 161 feet (passing through the center of a well) to an iron pin; thence S. 52 E. 89 feet to an ironpin; thence N. 22-1/2 E. 180 feet to an ironpin in Buckner Alley; thence with said alley, N. 69 3/4 W. 47 feet to the beginning corner;

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, and being more fully described as follows:

BEGINNING at a point on the southern side of Buckner Alley 86.8 feet, more or less, west of Mansell Street, corner of lot now or formerly owned by A. G. Edwards, et al. and running thence S. 20 W. 188 feet to a point; thence N. 72 W. 30 feet to a point; thence N. 20 E. 188 feet to a point on the southern side of Buckner Alley; thence with said alley, S. 72 E. 30 feet to the beginning corner; being the same conveyed to the said Charles F. Mayes by Hattie Houston, et al. by deed dated April 1, 1937 and recorded in the R. M. C. Office for Greenville County in Vol. 198 at Page 212 and being a portion of the property devised to Jessica C. Mayes under the Will of her late husband Charles F. Mayes, which Will is on file in the Office of the Probate Judge for Greenville County in Apt. 633, File 28. The above described properties are the same conveyed to the mortgagors by the mortgagee by deed of even date to be recorded herewith.

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 Mortgages 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 Mortgages further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgages and all persons whomsoever lawfully claiming the same or any part thereof.