

MORTGAGE OF REAL ESTATE

AMMOR/EBOLAS

Attorneys at Law, Justice Building, Greenville, S.C.

BOOK 1226 PAGE 01

STATE OF SOUTH CAROLINA

MAR 17 11 04 AM '72

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OYLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Clayton Watson, John H. Watson and Ruth C. Watson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. Maurice Ashmore and William P. Haas, jointly

(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 Two Thousand Five Hundred and No/100

Dollars (\$2,500.00 ---) due and payable on or before six months from date or at such time as property owned by the promissors is sold, said property consisting of a house and lot located at 226 Morrow Street, Greer, South Carolina,

with interest thereon from ----- at the rate of ----- 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, in the City of Greer, on the eastern side of Morrow Street, being more particularly described according to a survey prepared by J. C. Hill as follows:

BEGINNING at an iron pin in the eastern side of Morrow Street, which pin is 90 feet North of the intersection of Morrow and Hugh Streets, and running thence with Morrow Street, N. 11-50 E., 65 feet to an iron pin; thence S. 78 E. 115 feet to an iron pin; thence S. 11-50 W. 65 feet to an iron pin; thence N. 78 W. 115 feet to 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 all of the rents, issues, and profits which may ariso 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.