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MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

OLLIE FARRIS WORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE.

To All Whom These Presents May Concern:

Whereas James E. Russell and Mary K. Russell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gladys Harling Anderson, William Walker Harling, Jr., William Walker Harling, Jr., Trustee, and Ruby Ann Harling Baskin (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 SEVENTEEN THOUSAND and NO/100----- Dollars (\$ 17,000.00) due and payable

at the rate of \$100.00 per month on or before the 10th day of each successive month after date, first applied to interest, balance to principal, until paid in full, with full right to anticipate any and all payments without penalty, with interest thereon from date at the rate of seven (7) 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 Fairview Township, being shown on plat entitled "Property of James E. & Mary K. Russell", by C. F. Webb, R.L.S., dated April 1, 1972, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in Harrison Bridge Road on the northern corner of said tract and running thence S. 29-00 E., 278.5 feet to an iron pin, crossing an iron pin 25 feet from point of beginning; thence with property now or formerly of Harling, S. 59-00 W., 293.5 feet to an old iron pin; thence with property now or formerly of Martin, N. 28-15 W., 278.8 feet to an iron pin in the center of Harrison Bridge Road, crossing over an old iron pin 18.5 feet from such point; thence with Harrison Bridge Road, N. 59-15 E., 290 feet to the point of beginning, said tract containing 1.86 acres.

Being the same property conveyed to the mortgagors herein by deed 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 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.