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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Edward M. Connell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Helen P. Connell

(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

Thirty Thousand and No/100 Dollars (\$ 30,000.00 ) due and payable

Ten Thousand and No/100 (\$10,000.00) Dollars July 1, 1975, Ten Thousand and No/100 (\$10,000.00) July 1, 1976 and Ten Thousand and No/100 (\$10,000.00) Dollars July 1, 1977.

Payment of this note may be anticipated at any time by the maker without penalty.

with interest thereon from July 1, 1975 at the rate of six per centum per annum, to be paid: annually

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, the Mortgagee's heirs, 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, on the northeast side of Green Valley Drive being shown and designated as Lot #33 on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, and recorded in the RMC Office at Greenville County, South Carolina, in Plat Book QQ, at Pages 2 and 3 and having according to a more recent plat prepared by Piedmont Engineers entitled "Property of Edward M. Connell" recorded in said RMC Office in Plat Book 4E, at Page 81, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Green Valley Drive at the joint front corners of Lots 32 and 33, and running thence with the line of Lot 32, N. 52-32 E. 342.3 feet to an iron pin in the line of the golf course; thence N. 32-26 W. 30.0 feet to an iron pin in the line of said golf course; thence continuing with the line of said golf course S. 87-52 W. 196.9 feet to an iron pin; thence still continuing with the line of said golf course S. 86-18 W. 149.3 feet to an iron pin; thence still continuing with the line of said golf course S. 35-22 W. 100 feet to an iron pin on the northeast side of Green Valley Drive; thence with the northeast side of Green Valley Drive S. 47-35 E. 200 feet to the point of beginning.

This mortgage is made subject to that certain mortgage in favor of Carolina Federal Savings & Loan Association dated June 30, 1970, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1160, at Page 328, and in the original amount of \$50,000.00.



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 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.

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