

STATE OF SOUTH CAROLINA
COUNTY OF *Greenville*

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, *We, F. N. and Lucille Chasserian*

(hereinafter referred to as Mortgagor) is well and truly indebted unto *Jernplan Inc., of Greenville*
107 E North St., Greenville, SC

(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

One thousand four hundred forty eight and 00/100 Dollars (\$1448.00) due and payable
in twenty four (24) monthly installments of fifty two (52.00) dollars
each commencing on the 1st day of February, 1968, due and payable on the
1st day of each month thereafter until paid in full.

with interest thereon from *December 15, 1977* at the rate of *22.96* 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, 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 and being more particularly described as lot 18*
Section B, as shown on a plat entitled "A Subdivision for
Woodside Mills, Greenville, S.C.", made by Pickell and Pickell,
Engineers, Greenville, SC, January 14, 1958, and recorded in the
RMC Office for Greenville County in plot Book W, at pages
111-117, inclusive.

According to said plot the within described lot is also
known as No. 1 West Sixth Street and fronts thereon 70.8
Feet.

Grantor to pay 1968 Taxes.

Derivation: Deed Book 855 page 423
Woodside Mills, 11-6-68

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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.

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