

MORTGAGE OF REAL ESTATE - Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE.

BOOK 855 Plat 251

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MASSIE T. HOLLAND AND DORIS W. HOLLAND

(hereinafter referred to as Mortgagor) is well and truly indebted unto

INSTITUTE FOR ESSENTIAL HOUSING, INC.

(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

Nine Thousand Seven Hundred Seventy-Three & 29/100----- Dollars (\$ 9773.29) due and payable

\$78.83 on the first day of each and every month hereafter beginning August 1, 1961; Balance due and payable July 1, 1966

with interest thereon from ~~date~~ maturity at the rate of seven per centum per annum, to be paid on demand

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 Austin Township on the Western side of Fowler Circle, and shown on a plat of property of Jean Adams recorded in the R. M. C. Office for Greenville County in Plat Book "TT" at Page 122, containing 1.03 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of said Circle and running thence S. 59-46 W. 26 feet to an iron pin on the Western side of said Circle, thence along the line of property of Jean Adams, S. 59-46 W. 200 feet to an iron pin; thence N. 26-51 W. 226 feet to an iron pin in the line of Harrison property; thence along said Harrison line, N. 59-46 E. 200 feet to an iron pin on the edge of said Circle; thence N. 59-46 E. 26 feet to the center of said Circle; thence along the center of said Circle, S. 26-51 E. 226 feet to the point of beginning.

The above is the same property conveyed to the Mortgagors by deed recorded in Deed Book 658 at page 146.

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 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.