

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 5 4 44 PM 1967

BOOK 1071 PAGE 431

MORTGAGE OF REAL ESTATE
OLLIE FARMER
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, MARTHA CHAPMAN PFEIFER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto HUGH B. CROXTON and H. CALDWELL HARPER

(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 and No/100-----

----- Dollars \$9,000.00) due and payable
\$3,000.00 one year from date; \$3,000.00 two years from date; and the
balance then unpaid of \$3,000.00 three years after date, borrower reserving
full prepayment privilege without penalty,

with interest thereon from date at the rate of six per centum per annum, to be paid: upon unpaid balance semi-annually
Interest payments to be made in addition to principal payments as set out
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or above.
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, shown on a plat entitled Property of Martha Chapman Pfeifer, by Piedmont Engineers, dated September 19, 1967, recorded in the RMC Office for Greenville County in Plat Book VVV, at page 25, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the West side of Huntington Road, joint corner of Lots Nos. 35 and 38 as shown upon said plat, and running thence S. 52-45 W. 235.65 feet; thence N. 44-40 W. 342 feet to Huntington Court; thence along said Court, N. 23-58 E. 34 feet; thence N. 54-09 E. 241.2 feet; thence around the curve of the intersection of Huntington Court with Huntington Road, the chord of which is S. 82-03 E. 36 feet; thence along Huntington Road, S. 38-15 E. 100 feet, S. 34-52 E. 125 feet and S. 29-49 E. 100 feet to the beginning point.

This is a Purchase Money Mortgage, the above-described property having been conveyed to the Mortgagor 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 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.