

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

23 4 20 PM '74
RONNIE S. TANNER
R.M.C.

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

WHEREAS, I, JEAN HINES,

(hereinafter referred to as Mortgagor) is well and truly indebted unto VERNON T. SELLERS

(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 THIRTEEN THOUSAND FOUR HUNDRED AND NO/100-----

----- Dollars (\$ 13,400.00) due and payable
\$125.00 per month with payments to be made first to interest and balance to principal and with the first payment to be made September 4, 1974,

with interest thereon from date at the rate of 8% 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, on the Western side of Third Avenue in Greenville County, State of South Carolina, being shown and designated as Lot No. 13 of Section 2 of Judson Mills Village on plat recorded in the RMC Office for Greenville County in Plat Book K, at page 25, and having the following metes and bounds according to said plat.

BEGINNING at an iron pin on the West side of Third Avenue at the corner of Lot 12, which point is 160 feet South from the Southwest corner of the intersection of Third Avenue and Sixth Street and running along the West side of Third Avenue S. 6-07 W. 80 feet to an iron pin at corner of Lot 14; thence with line of Lot 14, N. 83-53 W. 121 feet to iron pin; thence N. 6-07 E. 80 feet to pin at rear corner of Lot 12; thence with the line of Lot 12, S. 83-53 E. 121 feet to the point of beginning.



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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