

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

of H. 2 of 1111
J. B. ELLENBURG
MORTGAGEE

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

WHEREAS, I, J. B. ELLENBURG,

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. P. LaCROIX

(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 and NO/100 - - - - - Dollars (\$ 13,000.00) due and payable
in monthly payments of \$100.00 per month, commencing November 15, 1974 and
continuing at the rate of \$100.00 per month until paid in full, with each pay-
ment applied first to payment of interest and balance to principal and with the
right to anticipate the full amount or any part thereof at any time without
with interest thereon from date at the rate of 4 1/2% per centum per annum, to be paid MONTHLY penalty

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 easterly side of Club Circle near the City of Greenville, S. C., being designated as Lot No. 100, containing 0.42 acres, more or less, on plat of property of Greenville Motor Boat Club, made by Dalton & Neves, dated May, 1957, and recorded in the RMC Office for Greenville County, S. C., in plat Book BB, Page 111, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on Club Circle at corner of Lots Nos. 63 and 100 and running thence S. 48-11 E. 44.3 feet; running thence with Saluda River the following courses and distances: N. 21-30 E. 110 feet, N. 44-45 E. 43 feet, S. 63-02 E. 107 feet to an iron pin at corner of Lot No. 26; thence with Lot No. 26, N. 21-13 E. 81 feet to an iron pin on Club Circle; running thence with Club Circle N. 56-27 W. 112 feet; running thence S. 75-31 W. 40 feet; running thence S. 27-30 W. 206.2 feet to an iron pin, the beginning corner.



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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