

FILED
GREENVILLE CO. S. C.

BOOK 1356 PAGE 222

STATE OF SOUTH CAROLINA

DEC 18 12 13 PM '75

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Russell Stolp and Jo Ann Stolp

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

(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 Sixteen Hundred and no/100----- Dollars (\$ 1600.00) due and payable

in equal monthly installments of \$200.00 each, the first such installment being due on the 1st day of January, 1976, and a like amount on the first day of each succeeding month thereafter until paid in fu;;

with interest thereon from date at the rate of Six 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 east side of Carolina Avenue, in the City of Greenville, being shown as Lot No. 7, Block J., Section 5, on plat of East Highland Estates made by Dalton & Neves, February, 1941, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K, pages 79 and 80, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Carolina Avenue, at the joint front corner of Lots No. 6 and 7, Block J., and runs thence along the line of Lot No. 6, N. 89-36 E. 175 feet to an iron pin on the West edge of a five (5) foot strip of land reserved for utilities; thence along the West edge of the strip of land reserved for utilities S. 0 24 E. 70 feet to an iron pin; thence with the line of Lot No. 8, S. 89-36 W. 175 feet to an iron pin on the East side of Carolina Avenue; thence along the East side of Carolina Avenue N. 0-24 W. 70 feet to the beginning corner.



Together with all and singular rights, members, herditaments, 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.

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