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MORTGAGE OF REAL ESTATE—Offices of W. W. WILKINS, Attorney at Law, Greenville, S. C.

BOOK 53 PAGE 372

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, H. J. Martin and Joe O. Charping

WHEREAS, We, H. J. Martin and Joe O. Charping

hereinafter referred to as Mortgagor is well and truly indebted unto Emmet J. Shaughnessy & Leta W. Shaughnessy

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eighteen Thousand

Dollars \$ 18,000 ) due and payable

\$134.21 on the 1st day of December, 1968 and a like amount on the

Beginning at an iron pin on the southeast side of Bradley Boulevard, the joint front corner of Lots 7 & 8; thence with the joint line of said lots S. 37-34 E. 175 feet to an iron pin; thence S. 52-26 W. 125.4 feet to an iron pin corner of Lot No. 9; thence with the line of said lot N. 37-34 W. 175 feet to an iron pin on the southeast side of Bradley Boulevard; thence with the southeast side of said Street S. 52-26 W. 125.4 feet to the beginning corner.

WILKINS & WILKINS ATTYS.

It is agreed between the mortgagors and the mortgagees that this property may be conveyed provided the purchaser assumes payment of the existing mortgage, and it is further agreed that upon payment of \$500 or more on this mortgage in addition to the monthly payments the mortgagees agree to adjust the monthly payments in proportion to the remaining term of the mortgage.

GREENVILLE CO. S.C.

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WILKINS & WILKINS ATTYS.

*Paid in full & satisfied this 28th day of November 1977*  
*Leta W. Shaughnessy*  
*Berobis Hall*  
Account # 111-1246-200

Together with all and singular rights, members, benefits, and appurtenances to the same hereunto in any way incident or appertaining, and of all the rents, issues, and profits which may now or be had herefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed 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, his or his heirs, successors and assigns, forever.

The Mortgagee covenants that he is lawfully seized of the premises hereunto described in fee simple absolute, that he 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That the mortgagee shall secure the Mortgagee for each further sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other expenses payable to the government herein. This mortgage shall also secure the Mortgagee for any further loans, advances, mortgages or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness hereunder does not exceed the principal amount shown on the tax bond. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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