

JAN 12 9 39 AM 1962

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

C. A. WORTH
R. M. C.

MORTGAGE OF REAL ESTATE

879-103

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Homer R. Price, Jr., and Mary Ruth Price, of the County of Greenville, State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto John A. Park, of Greenville, S. C.,

(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 Fifty Seven Hundred and no/100

as follows: FORTY FIVE (\$45.00) DOLLARS on February 10, 1962, and a like sum on the 10th day of each and every succeeding Calendar month thereafter, each of said payments to be applied first to the interest and then to the principal balance owing until paid in full; with the right to anticipate by the payment of all or any part thereof before due, after One (1) year,

with interest thereon from date at the rate of Six (6) per centum per annum, to be paid: monthly and computed quarterly,

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, in Gantt Township, being known and designated as a part of Tract Number Five (No. 5) in the subdivision of lands of C. A. Satterfield, Dec'd., as shown on plat thereof made by John C. Smith on August 2 and 16, 1948, recorded in the R. M. C. office for Greenville County in Plat Book "T" at page 89, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING IN or near the center of a Road, Staunton Bridge Road, joint corner of Tracts Nos. 1, 2, 4 and 5, and running thence along the northeastern boundary of Tract No. 4, N. 54-25 W. 32.45 to an oak; thence along the line of the Garrison land, S. 71-3 E. 28.08 to corner of a four-acre tract shown on said plat; thence along the western boundary of said tract, S. 17-00 W. 6.34; thence along the southern boundary of said tract, S. 71-30 E. 6.34 to a point in or near the center of said Road and in the western boundary of Tract No. 1; thence along the center of said Road and along the western boundary of Tract No. 1, S. 23-40 W. 3.80 to the point of beginning; and containing Eleven and 84/100 (11.84) acres, more or less.

The above described property is the same conveyed to us by John A. Park by his deed of this date, same to be recorded in said R. M. C. office along with this mortgage.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This mortgage is given in part payment of the purchase price for the said described property and is a purchase money mortgage.

This mortgage covers, and is intended to cover, also, any and all buildings and improvements hereafter constructed or made on said described property.

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.