

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

OCT 26 8 45 AM 1962

TO ALL WHOM THESE PRESENTS MAY CONCERN, FARMNSWORTH R.M.C.

WHEREAS, Kathryn M. Garrison,

(hereinafter referred to as Mortgagor); is well and truly indebted unto Southeastern Fund

(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 Five Hundred Eighty Three and 60/100----- Dollars (\$ 5583.60) due and payable \$93.06 on the 15th day of December, 1962 and \$93.06 on the 15th day of each month thereafter until the full amount has been paid,

with interest thereon from ^{maturity} date at the rate of seven 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

All that piece, parcel or lot of land, situate, lying and being at the northeastern intersection of the Geer highway and Gleen Street, in Greenville County, State of South Carolina, and known and designated as Lot No. 2, on plat of Blue Ridge Heights development, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "EE", at Page 143, and having, according to said plat, the following metes and bounds; to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Geer Highway and Gleen Street, running thence along the North side of Gleen Street, N. 74-30 E. 189 feet to an iron pin; thence N. 11-26 W. 205 feet to an iron pin; thence S. 51-45 W. 286 feet to an iron pin on the northeast side of Geer Highway; thence along Geer Highway S. 47-20 E. 111 feet to the beginning corner.

The above described property is the same conveyed to me by James G. Garrison by deed dated January 27, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Book 591, Page 541.

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 affixed 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.