

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
JAN 16 4 54 PM 1964

MORTGAGE OF REAL ESTATE
TOTAL WHOM THESE PRESENTS MAY CONCERN:

BOOK 946 PAGE 115

WHEREAS, WOODROW W. MCDONALD

(hereinafter referred to as Mortgagor) is well and truly indebted unto IRVING J. BERRY

(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
TEN THOUSAND AND NO/100ths -----Dollars (\$10,000.00) due and payable.

In equal monthly payments of \$65.00, first applied to interest and balance to principal, beginning on February 15th, 1964, and \$65.00 on the 15th day of each month thereafter, until paid in full,

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, Gantt Township, designated and shown on a plat of the Springview Sub-division, dated June 1954, as Lot No. 8 of said Sub-division, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book "BB" at Page 161, and said Lot having the courses and distances shown on said Plat. This property is fully described in a deed recorded in Deed Book 542 at Page 464.

The undersigned hereby represents and certifies that there are no defenses available to the undersigned maker against the payment of said note, or the payment of the monthly sums set forth in the note and the mortgage given to secure the same, nor are there any offsets or equities between the undersigned and the holder of said note and mortgage, and further that said mortgage and the note thereby secured are valid and free from any and all infirmities of any nature whatsoever.

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.

15 Jan 69
Mark L., Matthew J., Michael J. & Kenneth L. Berry
Assignment recorded
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