

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 954 PAGE 315

WHEREAS, I, Bertie E. Mulkey, of Greenville County, State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto Oscar Hodges, Jr., and Sarah S. Hodges,

(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 FIFTEEN HUNDRED and no/100 (\$1500.00)

as follows: TWENTY and no/100 (\$20.00) DOLLARS on May 4, 1964, and a like sum on the 4th day of each and every succeeding Calendar month thereafter, until paid in full; with the right, however, to anticipate after One (1) year, by the payment of all or any part thereof at any time before due,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: 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, being known and designated as Lots Numbers Five (5), Six (6), Twelve (12) and Thirteen (13) in Block Five (5) of the property of J. M. Fortner, according to a plat thereof prepared by D. M. Tate, March 1927, recorded in the R. M. C. office for Greenville County in Plat Book "G" at page 129, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point, iron pin, on the southeastern side of the Anderson Road, joint front corner of Lots Nos. 4 and 5, and running thence along the joint line of Lots Nos. 4 and 5 and Lots Nos. 13 and 14 in a southeasterly direction, Two Hundred Seventy Five (275) feet to a point, iron pin, on the northwestern side of Princeton Street; thence along the northwestern side of Princeton Street in a southwesterly direction, One Hundred (100) feet to a point, iron pin, at the joint corner of Lots Nos. 11 and 12; thence along the joint lines of Lots Nos. 11 and 12 and 7 and 6 in a northwesterly direction, Two Hundred Seventy Five (275) feet to a point, iron pin, on the southeastern side of the Anderson Road; thence along the southeastern side of the Anderson Road in a northeasterly direction, One Hundred (100) feet to the point of beginning.

The above described property is the same conveyed to William Arthur Mulkey by J. H. Alexander by deed dated Feb. 6, 1962, recorded in said R. M. C. office in Vol. 728 at page 583 on Sept. 16, 1963; and being the same conveyed to me as Bertie E. Mulkey by my said husband, William Arthur Mulkey, by deed dated March 16, 1964, recorded in said R. M. C. office in Vol. 744 at page 374.

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.

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.