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GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

MAR 19 11 44 AM 1965

MORTGAGE OF REAL ESTATE

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COUNTY OF GREENVILLE

CLERK OF COURT
R. M. D.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William L. Pickelsimer,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Otto White, Jr., Realtor, a Corporation, its Successors and Assigns forever:

(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 -----

Five Hundred and No/100----- Dollars (\$ 500.00) due and payable

Due and payable \$10.00 on the first day of each and every month hereafter commencing March 1, 1965; payments to be applied first to interest, balance to principal with the privilege to anticipate payment at any time.

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, Paris Mountain Township, and being known and designated as Lot 16 on Revised Map of Paris View prepared by Dalton & Neves, dated October 1957, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Paris View Drive, now known as Montis Drive, at the joint front corner of Lots 15 and 16 and running thence along the eastern side of Montis Drive N. 19-06 E. 82 feet to an iron pin at the joint front corner of Lots 16 and 17; thence along the joint line of said lots S. 70-54 E. 175 feet to an iron pin; thence S. 19-06 W. 82 feet to an iron pin; thence along the joint line of Lots 15 and 16 N. 70-54 W. 175 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed of Ervin Bolgar by his deed of even date herewith to be recorded.

This is a second mortgage being junior in lien to a mortgage over the above property to First Federal Savings and Loan Association, Greenville, S. C.

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.