

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE S.C.
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MORTGAGE OF REAL ESTATE

OLLIE TOWNES WITH
H.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, JAMES G. BAILEY and ELIZABETH M. BAILEY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JACK W. MULKEY and HELEN S. MULKEY, their heirs and assigns,

(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

---Eight Thousand Five Hundred and no/100----- Dollars (\$ 8,500.00) due and payable

Sixty and 90/100 Dollars (\$60.90) on February 15, 1967, and a like amount on the 15th day of each month thereafter for a total of 240 successive months, the payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of 6% 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 in the County of Greenville, State of South Carolina, known and designated as a portion of Lot 18 of Farr Estates according to a plat made by Dalton and Neves, July 1941, recorded in Plat Book N at page 19, in the R. M. C. Office for Greenville County; and being shown on a plat of the property of J. W. Mulkey made by Jones Engineering Service on January 11, 1967, and having, according to the plat made by Jones Engineering Service, the following metes and bounds:

Beginning at a pin at the joint corner of Lots 18 and 19 and running thence with the line of Lot 19 N. 61-00 E. 255 feet to an iron pin; thence S. 54-53 E. 213.0 feet to an iron pin; thence S. 49-05 W. 344.3 feet to an iron pin; thence N. 54-30 W. 149.2 feet to an iron pin on the Lakeview Circle Turn-around; thence along said Turnaround N. 35039 E. 20 feet, N. 1-15 E. 50 feet, and N. 22-00 W. 75 feet to the beginning corner.

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.