

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Offices of MANDI & BRISSEY, Attorneys at Law, Greenville, S. C.

BOOK 1055 PAGE 537

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE } LIE TOWORTH MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jean D. Moody,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Will, his 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 -----

Seven Thousand Five Hundred and No/100----- Dollars (\$ 7,500.00) due and payable

\$75.00 per month on the 15th day of each and every month, commencing June 15, 1967; payments to be applied first to interest, balance to principal with the privilege to anticipate without penalty after one year; balance due five (5) years from date,

with interest thereon from _____ date at the rate of 6 1/2 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, near the City of Greenville, on the northeast side of Lake Drive (also known as Lake View Drive), near the City of Greenville, South Carolina, and having, according to survey made by John C. Smith January 24, 1967, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "QQQ", at Page 1, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Lake Drive at corner of property of H. L. Painter, running thence along Painter line, N. 31-20 E. 311.5 feet to an iron pin; thence along the line of other property of Jean D. Moody S. 65-10 E. 97.6 feet to an iron pin; thence along the line of property of Mike and Jean Reynolds S. 31-20 W. 311.5 feet to an iron pin on the northeast side of Lake Drive; thence along Lake Drive N. 65-10 W. 97.6 feet to the beginning corner.

The above is a portion of the property conveyed to the mortgagor by deed dated August 31, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 683, at Page 406.

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.