

APR 14 2 43 PM 1968

MORTGAGE OF REAL ESTATE—Office of JACK L. BLOOM, Attorney at Law, Greenville, S. C.

BOOK 1100 PAGE 157

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HARRY S. ABRAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MRS. ROSE GOODWIN POOL

(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 Thirteen Thousand and no/100

-----Dollars (\$ 13,000.00) due and payable

in equal monthly installments of One Hundred Eighty-Nine and 92/100 (\$189.92) Dollars, which amount includes principal and interest at the rate of six (6%) per cent per annum, payments applied first to interest and the balance to principal, beginning sixty (60) days from date and continuing on the first day of each month thereafter until fully paid, with the balance, if not sooner paid, being due and payable on September 13, 1975. The right is reserved to prepay any part or all of the with interest thereon ~~at the rate of~~ six (6%) per centum per annum, to be paid after maturity monthly balance at any time.

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, City of Greenville, being known and designated as Lot No. 12, Property of James Birnie, and having, according to a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book F, Page 202, the following metes and bounds, to-wit:

BEGINNING at a stake on the southern side of Woodfin Avenue (formerly McKay Street), 160 feet west from Augusta Street, and running thence S 6-23 E 171 feet to an iron pin on the northern side of Wilkins Street; thence with the northern side of Wilkins Street, S 86-39 W 65 feet to an iron pin at the corner of Lot No. 13; thence with the line of Lot No. 13, N 6-23 W 170.7 feet to an iron on the southern side of Woodfin Avenue; thence with the southern side of Woodfin Avenue, N 86-15 E 65 feet to the point of beginning.

Being the same conveyed to the mortgagor by deed of the mortgagee to be recorded therewith.

This is a purchase money 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.

RECORDED AND INDEXED BY RECORDS
DAY OF APRIL 1968
R. M. C. FOR GREENVILLE COUNTY
AT 2:43 PM BOOK 1100 PAGE 157