

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MAY 15 3 17 PM '69  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1125 PAGE 657

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, JAMES P. ILER and LILLIAN B. ILER

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

R. D. LUNSFORD

(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 SIX THOUSAND FIVE HUNDRED & NO/100-----

-----Dollars (\$6,500.00 ) due and payable in equal monthly installments of SEVENTY-FIVE & NO/100 (\$75.00) Dollars each to be applied first to the payment of interest and the remainder to principal commencing on the first day of July, 1969, and thereafter on the first day of each and every month until paid in full, as per the Escalator Clause included in the Note.

with interest thereon from date at the rate of Seven per centum per annum, to be paid on the first day of the month for the following month, as per Escalator Clause included in the Note.

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

ALL those certain pieces, parcels or lots of lands, with the buildings and improvements thereon, lying and being on the westerly side of an unnamed 40 foot street, in the Town of Travelers Rest, South Carolina, being known and designated as the major portion of Lots No. 55 and 56, and a 35 foot strip taken from the southern portion of Lot No. 70-A, as shown on a revised plat of the Love Estates, as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K, Page 31, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of said 40 foot street, said pin being 30 feet north from the joint corner of Lots 31 and 56, and running thence with the westerly side of said street N. 25-41 W., 2-5 feet to an iron pin in the line of Lot No. 70-A; thence through Lot 70-A S. 64 W., 200 feet to an iron pin in the line of Lot No. 70-A; thence S. 25-41 E., 205 feet to an iron pin, said pin being 30 feet north from the joint corner of Lots 30 and 55; thence on a line through Lots 55 and 56 N. 64 E., 200 feet to an iron pin on the westerly side of the aforementioned 40 foot street, the point of beginning.

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.