

MORTGAGE OF REAL ESTATE--Mortgagee, Foster, Ashmore & Brisey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

BOOK 1129 PAGE 101

COUNTY OF GREENVILLE

JUN 18 3 15 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN,
R. M. C.

WHEREAS, We, John Harold Fowler and Ella Ruth Fowler

(hereinafter referred to as Mortgagee) is well and truly indebted unto Boyce Pittman and Lillie Pittman

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----Seven Thousand and No/100-----

Dollars (\$ 7,000.00) due and payable

Sixty and No/100 (\$60.00) Dollars per month, beginning July 1, 1969, and a like payment to be made on or before the 1st day of each and every month thereafter until paid in full, all payments to be applied first to interest and balance to principal,

with interest thereon from date at the rate of Six per centum per annum, to be paid: Monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, on the Northern side of McMakin Drive, being a portion of Lot No. 67 of DUKELAND PARK SUBDIVISION, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "J", at Pages 220 and 221, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of McMakin Drive, joint front corner of Lots Nos. 66 and 67 and running thence along the Northern side of McMakin Drive S. 81-32 W. 110 feet to a point; thence in a new line through Lot No. 67 N. 8-28 E. 103 feet, more or less, to the rear line; thence N. 85-18 E. 110 feet to the joint rear corner of Lots Nos. 66 and 67; thence with said line, S. 8-28 W. 126 feet, to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.