

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 30 12 53 PM '69

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, Lavere Butler,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Surratt, his heirs & 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 Three Hundred and no/100 ----- Dollars (\$ 300.00) due and payable at the rate of \$25.00 per month commencing on the 23rd day of July 1969, and continuing on the same day of each month thereafter,

with interest thereon from date at the rate of 8% per centum per annum, to be paid:

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, now within the corporate limits of the City of Greenville, being known and designated as Lot No. 18 on a plat of Carver Park Addition, made by the Piedmont Engineering Service, in February of 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book DD, at page 71, and having, according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin on Quarter Court, joint front corner of Lots 17 and 18, and running thence along the line of Lot No. 17, S. 1-20 W. 122.1 feet to an iron pin; thence N. 87-12 W. 70 feet to an iron pin on Tuskegee Avenue; thence along Tuskegee Avenue N. 0-10 E. 97 feet to an iron pin; thence on an arc along Tuskegee Avenue and Quarter Court, N. 46-30 E. 34.5 feet to an iron pin on Quarter Court; thence along Quarter Court, S. 87-12 E. 47 feet to the beginning corner being the same conveyed to me by W. H. Hamby by deed dated September 18, 1953, and recorded in the R.M.C. Office for Greenville County in Vol.486 at page 105.

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.