

GRIFFIN & HOWARD, ATTORNEYS
GREENVILLE, SOUTH CAROLINA
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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BOOK 1137 PAGE 15

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, I, YOUSSEF F. BOUTROS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOSEPH R. SHALULY

(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

Sixteen Thousand Five Hundred & no/100 ----- Dollars (\$16,500.00) due and payable in quarterly payments of \$375.00 each, including interest at the rate of 6% per annum, commencing 3 months from date and each quarter thereafter with right to anticipate all or any portion of balance,

with interest thereon from date at the rate of 6% per centum per annum, to be paid: quarterly

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, being the greater portion of Record No. 75 and a southern portion of Lot No. 76, on plat of Augusta Circle, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book F, page 23, and having according to said plat and a recent survey made April 1957 by R. W. Dalton, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the northwest side of Tomassee Avenue, which iron pin is 280 feet southwest from the southwest corner of Tomassee Avenue and Winyah Street; thence through lot 76, N. 71-35 W. 150 feet to an iron pin in rear line of Lot 107; thence with the rear line of Lots 107 and 108, S. 21-35 W. 57 feet to an iron pin; thence through Lot 75, S. 71-35 E. 150 feet to an iron pin on the northwest side of Tomassee Avenue; thence with the northwest side of said Tomassee Avenue N. 21-35 E. 57 feet to the beginning corner.

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, it 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.