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OLLIE FARNSWORTH
R. M. C.

BOOK 1145 PAGE 349

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Michael Hanan Shaluly

(hereinafter referred to as Mortgagor) is well and truly indebted unto Helen J. Austin

(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 fifty-five hundred and no/100-----
-----Dollars (\$ 5,500.00) due and payable

on or before December 31, 1970,

maturity
with interest thereon from ~~the~~ at the rate of Seven per centum per annum, to be paid: Monthly;

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, ~~his successors and assigns~~ her heirs and assigns forever:

"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, and in the City of Greenville, on the South side of Potomac Avenue, being shown and designated as Lot No. 600 on Plat of Pleasant Valley, made by Dalton and Neves, Engineers, April, 1946, revised through November 1948, and recorded in the R. M. C. Office for Greenville County in Plat Book P at page 92, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Potomac Avenue at joint front corners of Lots Nos. 600 and 601, and running thence along the line of Lot 601, S. 0-08 E. 175 feet to an iron pin on the Northwest side of Prosperity Avenue; thence along Prosperity Avenue, S. 33-47 W. 66.4 feet to an iron pin; thence continuing along Prosperity Avenue, S. 50-54 W. 29.3 feet to an iron pin at rear corner of Lots Nos. 252 and 600; thence along the line of Lot No. 252, N. 0-08 W. 249 feet to an iron pin on Potomac Avenue; thence along the South side of Potomac Avenue, N. 89-52 E. 60 feet to the beginning corner.

This is a purchase money mortgage and the above described property is the same conveyed to the mortgagor by the mortgagee by deed to be recorded herewith.

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.