

GREENVILLE CO. S. C.

BOOK 1149 PAGE 293

STATE OF SOUTH CAROLINA

MAR 3 9 20 AM '70

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

R. H. O. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William H. Bright and Bobbie E. Bright

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

(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 One Thousand Four Hundred Eighty Five and 00/100 ----- Dollars (\$ 1485.00 ) due and payable

at the rate of \$30.00 per month; the first payment being due and payable on the 15th day of February, with a like sum being due and payable on the 15th day of each succeeding calendar month thereafter until the entire amount of interest and principal has been paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually

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 lot of land with the buildings and improvements thereon, situate on the South side of Ivydale Drive (formerly Chur chill Avenue), near the City of Greenville, in Greenville County, S.C., shown as Lot No. 122, on plat of Piedmont Estates, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book M at page p23, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Ivydale Drive at the joint front corner of Lots 121 and 122, and runs thence with the line of Lot 121, South 24-00 West 175 feet to an iron pin; thence South 66-00 East 60 feet to an iron pin; thence with the line of Lot 123, North 24-00 East 175 feet to an iron pin on the South side of Ivydale Drive; thence with Ivydale Drive North 66-00 West 60 feet to the BEGINNING CORNER.

This is the same property conveyed J. Louis Coward Construction, Co., Inc., by deed of Fredric C. Wood and Mae Anne Y. Wood, dated Jan. 31, 1963, recorded in the R.M. C. Office for Greenville County, S.C., in Deed Book 715, at page 476, and being the same conveyed Jimmy L. Harless by deed of J. Louis Coward Construction Co., inc, by deed dated May 13, 1963, recorded in Deed Book 722 at page 481 in the R.M.C. Office for Greenville County, S.C.

Together with all and singular rights, members, hardiments, and appurtenances to the same belonging in any way incident or pertaining, 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.