

STATE OF SOUTH CAROLINA MAR 3 2 15 PM '70

MORTGAGE OF REAL ESTATE

COUNTY OF OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Daniel D. Montroy

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cothran & Darby Builders, Inc.

(hereinafter referred to as Mortgagee) is 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 Thousand and No/100-----

----- Dollars (\$ 3,000.00) due and payable due and payable April 7, 1970

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

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, on the Northwestern side of Great Glen Road being known and designated as Lot 19 on a Plat of Del Nortes Estates recorded in the RMC Office for Greenville County, South Carolina in Plat Book WWW at Pages 32 and 33 and having according to said plat the following metes and bounds:

BEGINNING at the joint front corner of Lots 18 and 19 and running thence along the line of Lot 18 N. 70-43 W. 139.2 feet to a point; thence along a line of Terra Pines Estates, Section 4, N. 19-11 E. 110.0 feet to a point; thence along a line of Lot 20 S. 70-43 E. 139.6 feet to a point on the Northwestern edge of Great Glen Road; thence along the Northwestern edge of said road S. 19-17 W. 110.0 feet to the beginning corner and being the same land conveyed to Cothran & Darby Builders, Inc. by Threatt-McCall Enterprises, Inc. by deed dated September 11, 1969 and recorded in said RMC Office in Deed Book 875 at Page 615.

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.