

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

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BOOK 1151 PAGE 95

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, INVESTMENT PROPERTIES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. E. HUFF

(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 Seven Thousand Five Hundred and No/100

Dollars (\$ 7,500.00) due and payable

one (1) year from date hereof

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid together with principal

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, situate, lying and being on the southeastern side of Dorsey Boulevard and being shown and designated as Lot No. 480 on plat of Section 2, "Subdivision for Abney Mills, Brandon Plant, Greenville, S. C." recorded in the RMC Office for Greenville County in Plat Book QQ, Pages 56-59; said lot fronting 57 feet along said Dorsey Boulevard.

ALSO: All those pieces, parcels or lots of land in the State of South Carolina, County of Greenville, situate, lying and being on the southwestern side of West Avenue, and being shown and designated as Lots Nos. 206 and 208 on plat of Section 1, "Subdivision for Abney Mills, Brandon Plant, Greenville, S. C." recorded in the RMC Office for Greenville County in Plat Book QQ, Pages 56-59 and having such metes and bounds as shown thereon, said lot 206 fronting 75 feet on West Avenue and said Lot 208 fronting 44 feet on West Avenue.

Mortgagee agrees to release each of the three (3) above houses on the payment of Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars, plus interest at the time release is sought.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.