

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1166 PAGE 517

FILED
GREENVILLE, S.C. MORTGAGE OF REAL ESTATE
TO WHOM THESE PRESENTS MAY CONCERN:

SEP 16 3 21 PM '70

WHEREAS, We, J. A. Fortner and Louis B. Fortner
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. R. Hall

(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 Twenty One Thousand and no/100-----

-----Dollars (\$21,000.00) due and payable
Two Hundred Forty Three & 83/100 (\$243.83) Dollars on October 15, 1970 and
Two Hundred Forty Three and 83/100 (\$243.83) Dollars on the 15th day of each
and every month thereafter until paid in full with the right to anticipate

with interest thereon from date 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, 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 shown and designated as Lot No. 17 as shown on a plat of Oakforest Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book CCC at Page 41, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Oakforest Drive at the joint front corner of Lots 16 and 17, and running thence with the line of said lots, S. 77-44 W. 150 feet; thence S. 12-16 E. 163.2 feet to a point on Ridge Road; thence with Ridge Road, N. 56-15 E. 44.8 feet; thence continuing with Ridge Road, N. 70-50 E. 83.8 feet to a curve at the intersection of Ridge Road and Oakforest Drive; thence with said curve (the chord of which is N. 29-30 E.) 36.8 feet to a point on Oakforest Drive; thence with Oakforest Drive, N. 12-16 W. 109.3 feet to the point of beginning.

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.