

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

FILED
OCT 12 2 20 PM '70
OLLIE FARNSWORTH
R.M.C.

BOOK 1169 PAGE 201

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jerry D. Sweet

(hereinafter referred to as Mortgagor) is well and truly indebted unto Humble Oil & Refining Company

(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 Eight Thousand

----- Dollars (\$8,000.00) due and payable in accordance with the terms of an installment note of even date herewith

with interest thereon from date at the rate of eight per centum per annum, to be paid: as set forth in said note.

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 known and designated as lot No. 226, according to a plat of Pleasant Valley, prepared by Dalton & Neves in April 1946, recorded in Plat Book P, Page 92, and more recently revised and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book P, page 114, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Potomac Avenue, said pin being 120 feet in an easterly direction from an iron pin in the southeast corner of the intersection of Potomac Avenue with Panama Avenue; thence S. 0-08 E. 160 feet to an iron pin, joint rear corner of lots 226, 225, 278, and 277; thence N. 89-52 E. 60 feet to an iron pin at joint rear corner of lots Nos. 226, 227, 277 and 276; thence N. 0-08 W. 160 feet to an iron pin at joint front corner of Lots Nos. 226 and 227 on the southern side of Potomac Avenue; thence along Potomac Avenue S 89-52 W. 60 feet to an iron pin, the point of beginning.

The lien of this mortgage is subordinate to the mortgage given by Jerry D. Sweet to Cameron-Brown Company recorded in Mortgage Book 1001 at page 571.

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.