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BOOK 1186 PAGE 623

MORTGAGE OF REAL ESTATE—Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R.M.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, HOMER R. CULBERSON,

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

JAMILE J. FRANCIS AND DEWEY L. RICE,

(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

Dollars (\$1,000.00) due and payable

in monthly instalments of \$100.00 beginning on the 1st day of May, 1971, and continuing on the same day of each month thereafter until paid in full,

with interest thereon from date at the rate of 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, on the southern side of Lowndes Hill Road and being known and designated as a portion of Lots 2 and 3 as shown on plat of property of Harry L. Baumgardner, recorded in the R.M.C. Office for Greenville County in Plat Book Q, Page 197, and having, according to a revised plat of property of Harry L. Baumgardner recorded in the R.M.C. Office for Greenville County in Plat Book NN, Page 157, the following metes and bounds, to wit:

BEGINNING at an iron pin on Lowndes Hill Road, said pin being 57 feet from the eastern corner of Lot 1 and running thence S. 7-37 E. 84 ft. to a chinaberry tree; thence S. 21-23 E. 385 ft. to an iron pin at the rear corner of Lots 1 and 2; thence S. 56-15 W. 93.5 ft. to an iron pin; thence N. 16-22 W. 434.8 ft. to an iron pin; thence N. 26-43 E. 73.8 ft. to an iron pin in Lowndes Hill Road; thence along Lowndes Hill Road N. 83-45 E. 83.2 ft. to an iron pin at the point of beginning.

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 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,