

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1194 PAGE 275

JUN 10 11 22 AM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dorothy F. Porter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances D. Lowery

(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 Three Thousand, Eight Hundred Thirty-eight and 62/100----- Dollars (\$ 3,838.62) due and payable One Hundred (\$100.00) Dollars one month from date and One Hundred (\$100.00) Dollars each successive month thereafter until paid in full, payments to be applied first to interest then to principal,

with interest thereon from date at the rate of eight 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, at the southwest corner of the intersection of Keowee Avenue and Elsie Avenue, in the City of Greenville, being shown as part of Lots 32 and 33, as shown on a plat of South Cherokee Park, recorded in Plat Book A at page 130, and described as follows:

BEGINNING at an iron pin on the south side of Elsie Avenue, formerly Saluda Street, at a point 112 feet from the intersection of Keowee Avenue and Elsie Avenue, and running thence along the southside of Elsie Avenue, S. 63 E. 60 feet to an iron pin at corner of 15 foot alley; thence with said Alley, S. 27 W. 130 feet to an iron pin at rear corner of Lot 31; thence with line of Lot 31, N. 63-30 W. 60 feet to an iron pin; thence across Lots 32 and 33, N. 27 E. 130 feet to an iron pin on Elsie Avenue, the point of beginning. Being a portion of the premises conveyed to the mortgagor by deed of Grover C. Fortner recorded in the R. M. C. Office for Greenville County in Deed Book 629, at page 43.

This mortgage is given to secure the note of Edward E. Porter and Dorothy F. Porter to Frances D. Lowery.

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.