~362 Penether Pd. 41 8 atlanta, &a. 30319 DONNIES. TANKERSLEY

v. 1417 + 000

STATE OF COUNTY OF 7:8:9:10:11:12:1:2:3:4:5:6

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From Carolina Natl. Mortgand Recorded on <u>5/12/69</u> . 19 _____. See Deed Book # 1125, Page 449 of _Greenvill@ounty.

WHUREAS, Roy Donn Orr & Gwen S. Orr,

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

FIRST SOUTH HOMEOWNERS CO., INC.

(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

Eighteen Thousand Eight Hundred Forty and No/100 ----- Dollars (\$ 18840.00) due and payable

One Hundred Fifty Seven and No Cents on the 20th day of September, 1979 and One Hundred Fifty Seven and No Cents on the 20th day of each month thereafter until paid in full.

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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

Ail that certain piece, parcel or lot of land, situate, lying and being on the northeastern side of Piney Woods Lane in the County of Greenville, State of Georgia, being shown and designated as Lot 157 on plat of Sec. C, Woodfields, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, at page 107, and haveing according to said plat the following metes and bounds, to-wit;

BEGINNING at a point on the northeastern side of Piney Woods Lane, joint front corner of Lots 156 and 157, and running thence along the common line of said Lots N. 38-28 E. 165 feet to a point, joint rear corner of Lots 156 and 157; thence along the line of Lot 162 S. 70-51 W. 74 feet to a point, joint rear corner of Lots 157 and 158; thence along the common line of said Lots S. 29-01 W. 183.2 feet to point on the northeastern side of Piney Woods Lane, joint front corner of Lots 157 and 158; thence along Piney Woods Lane N. 57-54 W. 32.1 Feet to a point; thence still with the northeastern side of Piney Woods Lane N. 56-32 W. 57.5 feet to a point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 868, at Page 5, May 12,1969.

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 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.

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