

MORTGAGE OF REAL ESTATE
FILED
GREENVILLE S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
DONNIE S. RILEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

300-1625-359

SEP 15 1 17 PM '83

WHEREAS,

I, MARTIN D. LAWLESS, JR.,

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

(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 SIXTY THOUSAND AND NO/100----- Dollars (\$ 60,000.00) due and payable \$644.78 per month for 15 years, payments applied first to interest, balance to principal, first payment October 15, 1983,

with interest thereon from date at the rate of 10% 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 known and designated as Lots 43, 42 and 41 as shown on plat of property of J. H. Sitton, and being known as the F. F. Beattie lots and having according to survey made by J. Coke Smith, February, 1950, the following metes and bounds, to wit:

BEGINNING at iron pin on Mt. Zion Street, said point being front corner of Lot 43 and rear corner of Lot 44, and being 95 feet from Beattie Street, and running along Mt. Zion Street N. 50-45 E. 120 feet to joint front corner Lots 41 & 40; running thence along common line of Lots 41 & 40, S. 41-30 E. 100 feet to iron pin; thence S. 50-45 W. 120 feet to iron pin in line of Lot 46; thence along rear line of part of Lots 46, 45 & 44, 100 feet to iron pin on Mt. Zion Street, the beginning corner.

ALSO: ALL those certain lots of tracts of land located in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lots 28, 29 & 30 shown on plat of property of J. H. Sitton, being known as the F. F. Beattie lots, and having according to survey made by J. Coke Smith, February 1950, the following metes and bounds, to wit:

BEGINNING at iron pin on Mt. Zion Street at rear corner of Lot 27 and front corner of Lot 28 and running N. 41-02 W. 100 feet to iron pin; running thence N. 50-45 E. 120 feet to rear corner of Lots 31 & 30; thence S. 41-30 E. 100 feet to iron pin on Mt. Zion Street; running thence along Mt. Zion Street S. 50-45 W. 120 feet to iron pin, the beginning corner.

ALSO: ALL that piece, parcel or lot of land in State of South Carolina, County of Greenville, City of Greenville, on West Washington Street Ext., having frontage on West Washington Street Extension of 70 feet and depth of 150 feet and being known as Lot No. 10 in Block "C" on plat made by J. E. Sirrene, C.E., July 31, 1905, of the Cagle-Mauldin lands, said plat being recorded in the Office of RMC for Greenville County in Plat Book "A", page 106-107.

ALSO: ALL that certain lot of land in the City of Greenville, Greenville County, South Carolina, on the West side of Chicora Street and having a frontage on said street of Fifty (50) feet and a depth along parallel lines of One Hundred Fifty (150) feet. Said lot is Number 14 according to a plat recorded in Plat Book "A", page 153, RMC Office for Greenville County.

(CONTINUED ON ATTACHED SHEET)

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.