BOOK 1137 PAGE 289

SEP 1 9 969

COUNTY OF GREENVIALE IN I. M. C.

MORTGAGE OF REAL ESTATE

601,50

1 Alley

TO ALL WHOM THESE PRESENTS MAY CONCERNI

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Throe Thousand nine hundred thirty-six

Dollars (\$ 3936.00 ) due and payable

With interest thereon from date at the rate of:

\$7. per \$100. per year on the entire amount of cash advance.

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 essessments, 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 included to the Mortgages at any time for advances made to or for his account by the Mortgages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgages 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, sail and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereefter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

All that piece, parcel or lot of land situate lying and being on the northern side of Remberton Drive, being shown as Lot 20 on plat of subdivision entitled Montroyal Hills prepared by Piedmont Engineering Service dated August, 1957, recorded in Plat Book KK at Page 111 in the R. M. C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pemberton Drive at the joint front corner of Lots 20 and 21, and running thence with line of Lot 21, N. 14-42E. 245.4 feet to an iron pin at the joint rear corner of Lots 20 and 21; thence N. 75-23 W. 230 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence with line of Lot 19, S. 2-08 E. 133.7 feet to an iron pin on Pemberton Court; thence with the curve of said Gourt, S. 47-20 E. 32.9 feet to an iron pin; thence S. 3-44 W. 40 feet to an iron pin; thence S. 9-51E. 90.6 feet to an iron pin; thence with the curve of the intersection of Pemberton Court and Pemberton Drive; S. 54-57 E. 35.5 feet to an iron pin on the northern side of said Drive; thence with line of Said Drive, N. 80-41 E. 46.7 feet to an iron pin; thence N. 86-53 E. 43 feet to the point of beginning.

This is the same property conveyed to grantors by deed recorded in Deed Book 799 at page 315, R. M. C. Office for Greenville County.

As a part of the consideration the grantees assume and agree to pay the balance due on a mortgage to Fidelity Federal Savings & Loan Association dated May 31, 1966, recorded in Mortgage Book 1032, page 418 with the present balance being \$14,398.42. This property is conveyed subject to restriction, rights of way and easements of record affecting said property.

Grantees are to pay 1968 County Taxes.

Together with all and singular rights, members, herditaments, 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 thereform, and Including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted therate 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 hairs, successors and assigns, forever.

The Mortgagor covenants that it is lowfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumbes 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 significantly the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.