

APR 3 3 17 PM '70

BOOK 1151 PAGE 589

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, Albert S. Hagood, Trustee for DCG TRUST,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert Dobson, Jr.

(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

Seven thousand four hundred & NO/100 Dollars (\$ 7,400.00) due and payable Eighty-eight and 81/100 (\$88.81) per month, payment to apply first to interest and balance to principal beginning on the first day of May 1970 and continued on the first day of each month thereafter

with interest thereon from date at the rate of 7 3/4% per centum per annum, to be paid: as above

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 904 East Washington Street and shown on a plat of Albert S. Hagood prepared by Dalton and Neves Engineers in March of 1970 and having according to said plat the following metes and bounds, TO-WIT:

BEGINNING at an iron pin on the South side of East Washington Street at the front of Elmore property and running thence with said street S69-15E 72 feet to a railroad spike at the front corner of Meetze property; thence with said property S21-16E 305.3 feet to an old iron pin, 25 feet from the center of the right of way of the A.C.L. R.R.; thence along said right of way N51-46E 94.1 feet to an old iron pin; thence with Elmore property N24-59W 277.8 feet to the point of beginning.

This mortgage shall be subordinated to that certain mortgage which will be placed of record from the mortgagor herein in favor of the Carolina Federal Savings and Loan Association of Greenville, South Carolina.

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.

For subordination to this Mortgage see R. E. M. Book 1168 page 257.