

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1218 PAGE 363

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we the said, Lee Roy Headen and Louise Headen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(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 Thirty-Four Hundred Ninety-Nine and 80/100 - - - - Dollars (\$ 3,499.80) due and payable fifty-eight and 33/100 (58.33) Dollars on January 1, 1972 and fifty-eight and 33/100 (58.33) Dollars on the 1st. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~1971~~ maturity at the rate of eight per centum per annum, to be paid: semi-annually

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, on the northern side of Oconee Avenue (formerly Douglas Avenue) near the City of Greenville, being a portion of Lots 75 and 76 as shown on plat of property of G. J. Douglas recorded in Plat Book F at page 126 and described as follows:

BEGINNING at a stake on the northern side of Oconee Avenue 50 feet east from Cothran Street at the corner of Frances E. Potts and running thence with the line of her lot in a northerly direction 150 feet to a stake; thence S. 59 E. 42 feet, more or less, to a stake at the corner of property of Annie Ray Maze; thence with her lot in a southerly direction 150 feet to a stake on Oconee Avenue; thence with the northern side of said Avenue, N. 59 W. 52 feet to the beginning corner.

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.