

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

NOV 26 10 47 AM 1962

OLLIE R. WIRTH  
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 908 PAGE 373

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Edgar H. Morgan and Pauline C. Morgan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack E. Shaw Builders, 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

Twenty Seven Hundred Fifty and no/100----- Dollars (\$ 2750.00 ) due and payable

\$30.00 per month beginning January 1, 1963, and \$30.00 on the first of each and every month thereafter until paid in full. Said payments to apply first to interest, balance to principal.

with interest thereon from date at the rate of 6 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, Chick Springs Township, being known and designated as lot #59, of a subdivision known as Wellington Green, as shown on a plat thereof prepared by Piedmont Engineering Service, dated September 1961, recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of Adelaide Drive, the joint front corner of lots #59 and #58, and running thence along the line of these lots, S. 29-47 W. 175.0 feet to an iron pin in the line of lot #61; running thence S. 60-13 E. 128.0 feet to an iron pin on the western edge of Rollinggreen Road; running thence along the western edge of Rollinggreen Road N. 30-30 W. 150.0 feet to an iron pin at an intersection, which intersection is curved, the chord of which is N. 14-51 W. 35.0 feet to an iron pin on the southern edge of Adelaide Drive; running thence along the southern edge of Adelaide Drive N. 60-13 W. 105.0 feet to an iron pin, point of beginning. This mortgage being junior to the one to First Federal Savings & Loan Ass'n.

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.