

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 19 8 31 AM 1962

MORTGAGE OF REAL ESTATE

OLLIE FARRIS WORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, Louise H. Osteen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Crown Brokerage, 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 Four Thousand and No/100-----

Dollars (\$ 4,000.00) due and payable

\$45.00 on the 15th day of each month commencing January 15, 1963; payments to be applied first to interest, balance to principal,

with interest thereon from date at the rate of six (6%) 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, and being the northwestern portion of Lot No. 4, Section A of Woodville Heights as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "L", at Pages 14 and 15, and having the following metes and bounds:

BEGINNING at a point on the South side of Fourth Street marked by a stone, which point is 140 feet from the western side of the southwestern corner of the intersection of Fourth Street and unnamed Alley, and running thence in a southerly direction 125 feet along line of a wire fence to corner of property heretofore conveyed by C. F. Fuller to Lillie Mae Davidson in Deed Book 288, Page 352, and running thence in a westerly direction 60 feet, more or less, along a wire fence to the center of bend in branch; thence along the meanderings of said branch, N. 33-40 W. 55 feet to another bend in said branch; thence N. 23 E. 40.5 feet to a point on the southern side of Fourth Street; thence along said Street, S. 71-30 E. 100 feet to the point of beginning.

The above described property is the same conveyed to me by the mortgagee herein by deed dated November 28, 1962, and this mortgage is being given to secure the payment of a portion of the purchase price.

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.