

JAN 17 4 49 PM 1969

GULLIE FANNSWORTH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE, }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Ralph D. and Betty M. Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. Lesley

(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

One Thousand Five Hundred and no/100 ** Dollars (\$1,500.00) due and payable

*****On Demand, with interest payable semi-annually.*****

with interest thereon from date at the rate of 4% per centum per annum to be paid: (Semi-Annual)

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, shown as property of Ralph D. & Betty M. Garrett on plat by T. H. Walker, Jr., dated March 21, 1967, recorded in Plat Book RRR at page 21, containing .76 acres, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on McCall Road at corner of property of Roger W. Alewine, and running thence with Alewine line N. 9-57 W, 207.2 feet to an old iron pin; thence N. 79-46 E., 155 feet to an old iron pin; thence along the line of other property of grantees, S. 12-29 E., 203.6 feet to a point in the center of McCall Road; thence with center line of McCall Road, S. 77-25 W., 151.3 feet to a point; thence N. 89-06 W., 12.9 feet to the beginning corner.

Being a portion of the property conveyed to the Grantor by Deeds recorded in Deed Book 530 at page 197 and Deed Book 476 at page 401 in the RMC Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.