

FILED

BOOK 1124 PAGE 389

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

MAY 1 10 58 AM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
- R. M. C.

WHEREAS, We, Jerry L. Matthews and Mildred S. Matthews,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lloyd W. Gilstrap,

(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 \$20.57 on the 15th day of each and every month hereafter, commencing June 15th, 1969; payment to be applied first to interest, balance to principal; balance due twelve (12) years from date;

with interest thereon from date at the rate of seven 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, on the northwestern side of Eastcliffe Way and being known and designated as Lot No. 215 on plat of Section III-B of Westcliffe Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book "JJJ", at pages 72-75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Eastcliffe Way at the joint front corner of Lots 214 and 215, and running thence along said Way S. 58-04 W. 100 feet to an iron pin; thence N. 36-28 W. 170.6 feet to an iron pin; thence N. 57-20 E. 30.2 feet to an iron pin; thence N. 56-48 E. 79.9 feet to an iron pin; thence along the joint line of Lots 214 and 215, S. 33-12 E. 172 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by the mortgagee by his deed of even date and recorded herewith.

This is a purchase money second mortgage, being junior in lien to a first mortgage to First Federal Savings and Loan Association recorded in Mortgage Book 1112, at page 259.

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.