

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. O.

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JUN 6 4 45 PM '69
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, E. M. Paul, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr. as Trustee under B. M. McGee Trust Deed

(hereinafter referred to as Mortgage) 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 -----

Six thousand and no/100----- Dollars (\$ 6,000.00) due and payable

\$75.00 on the first day of each and every month hereafter, commencing July 1, 1969; payments to be applied first to interest, balance to principal; balance due five years from date, with the privilege to anticipate payment at any time after one year;

with interest thereon from date at the rate of eight 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, in the City of Greenville, on the southeastern side of Bradley Boulevard, and being known and designated as Lots Numbers 45 and 46 on plat of University Park recorded in the R. M. C. Office for Greenville County in Plat Book "P", at page 127, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bradley Boulevard at the joint front corner of Lots 44 and 45 and running thence along said Boulevard, N. 52-26 E. 150 feet to an iron pin; thence along the joint line of Lots 46 and 47, S. 37-34 E. 175 feet to an iron pin; thence along a 20-foot alley, S. 52-26 W. 150 feet to an iron pin; thence along the joint lines of Lots 44 and 45 N. 37-34 W. 175 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed recorded in Deed Book 409 at page 522.

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.