

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

JUN 24 4 15 PM '69

BOOK 1129 PAGE 453

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

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

WHEREAS, JAMES WALLACE and THELMA BISHOP WALLACE

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. D. LUNSFORD

(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 FIFTEEN THOUSAND & NO/100-----

Dollars (\$15,000.00) due and payable

in equal monthly installments of One Hundred Fifty & No/100 (\$150.00) Dollars each, to be applied first to the payment of interest and the remainder to principal, commencing on the 1st day of the second month after the first draw hereunder, and thereafter on the 1st day of each and every month until paid in full,

with interest thereon from date at the rate of Eight per centum per annum, to be paid on the first of each month for the following month

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 Mortgagee 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: Unto R. D. Lunsford, his heirs and assigns forever,

"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, lying and being on the eastern side of Little Texas Road in Paris Mountain Township, near the City of Travelers Rest, containing 2.2 acres, more or less, as shown on a plat of PROPERTY OF JAMES AND THELMA WALLACE made by Webb Surveying and Mapping Co. dated March, 1962, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "AAA", at Page 35, to which reference is hereby craved for a more particular description thereof. In addition to the Deed to the said James Wallace and Thelma Bishop Wallace which is recorded in Deeds Book 695 at Page 445 in the R. M. C. Office for Greenville County, South Carolina

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.