

GREENVILLE 00, S. C.

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW
MORTGAGE OF REAL ESTATE
R. M. C.

BOOK 1130 PAGE 49

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Earl Green and Louise G. Green

(hereinafter referred to as Mortgagor) is well and truly indebted unto Furman B. Pinson

(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 **seventeen thousand and no/100**-----

----- Dollars (\$ 17,000.00) due and payable at the rate of \$193.18 per month until paid in full, payments to be applied first to interest and the balance to principal; with the first payment to be due July 1, 1969 and the remaining payments to be due on the 1st day of each and every month thereafter until paid in full; with the right to anticipate payment in part or in full at any time,

June 1, 1969

with interest thereon from ~~on~~ at the rate of 6 and 1/8 per centum per annum, to be paid: **monthly:**

six and one-half

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, ~~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, near the American Spinning Company, and being designated as Lot No. 4 on a plat made by W. A. Hudson, recorded in the R. M. C. Office for Greenville County in Deed Book NNN at page 485, and having the following metes and bounds according to said plat:

BEGINNING on Buncombe Road at corner of Lot No. 3, and running thence along Buncombe Road, S. 21-20 E. 70 feet to the corner of Hudson Street; thence with Hudson Street, N. 59 1/4 E. 225 feet to the corner of Williams Street; thence with Williams Street, N. 21-20 W. 70 feet to the corner of Lot No. 3; thence with the line of Lot No. 3, S. 59 1/4 W. 225 feet to the beginning corner on Buncombe Road; subject however to right-of-way of S. C. Highway Dept. for Buncombe Road.

This is a purchase money mortgage and the above described property is the same conveyed to the mortgagors by the mortgagee this date by deed to be recorded herewith.

Together with all and singular rights, members, herditaments, 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.