

GREENVILLE CO. S. C.

BOOK 1136 PAGE 483

STATE OF SOUTH CAROLINA

SEP 12 11 36 AM '69

COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Jerry J. Hill and Shirley A. Hill

(hereinafter referred to as Mortgagor) is well and truly indebted unto

F. L. Arrowood and Rachel H. Arrowood

(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

Sixty-five hundred and no/100 ----- Dollars (\$6,500.00) due and payable

with interest as set out below, in monthly installments of Fifty and no/100 (\$50.00) dollars each on the 6th day of each month hereafter; each payment to be applied first to payment of interest and then to payment of principal. Said interest shall be computed monthly on the unpaid balance and any interest not paid when due shall become a part of the principal debt and bear interest at the same rate, with interest thereon from date at the rate of $6\frac{3}{4}$ per centum per annum, to be paid: as set out above

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 selling 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, and being more particularly described as Lot No. 192, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the Office of the R. M. C. for Greenville County in Plat Book QQ at pages 56 to 59. According to said plat the within described lot is also known as No. 13 Baldwin Street and fronts 64 feet thereon.

It is expressly understood and agreed that the within mortgage is given to secure all or a portion of the purchase price of the above property which is simultaneously being acquired by the mortgagors from F. L. Arrowood, this mortgage and said conveyance being delivered simultaneously.

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 whatsoever lawfully claiming the same or any part thereof.