STATE OF SOUTH CAROLINAON 16 2 21 PH '69 COUNTY OF GREENVILLE FARMSWORTH

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## MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I. William Maddox

(hereinafter referred to as Merigagor) is well and truly indebted unto Mildred T. Stanford

thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even data herewith, the terms of which are incorporated herein by reference, in the sum of Seven Hundred Twenty (\$720.00)

Dollars (\$ 720.00 ) due and payable

Sixty (\$60.00) Dollars per month, the first such installment to be due on the 5th day of December, 1969, and a like installment to become due on the 5th day of each and every month thereafter until the above sum has been paid in full.

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## X JUNE HER STREET AND A STREET

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 account by the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is experiently dependently and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and attentions.

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying end being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 53, Bluff Drive, Kennedy Park, lying on the North side of Bluff Drive, and being in Gantt Township, nlat of which was made by Piedmont Engineering, dated Sentember 28, 1964, revised August 10, 1967, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book JJJ at mage 179, reference to which is hereby craved for a metes and bounds description thereof.

Together with all and singular rights, members, herditaments, and eppurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 partles 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 Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lowfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumbe the same, and that the premises are free and clear of all lions and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever delend all and singular the said premises unto the Mortgagos forever, from and against the Mortgagor are all persons whomsever lawfully claiming the one or any part thereof.