

COUNTY OF Greenville OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Franklin D. Morgan and Louise S. Morgan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary S. Pace

(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 Twenty-Five Hundred and no/100-----

----- Dollars (\$ 2500.00) due and payable

cash down \$500.00 and a payment of \$50.00 on January 1st, 1970, and a like payment of \$50.00 cash on the first day of each and every successive month thereafter until paid in full

April 1st, 1973

with interest thereon from date at the rate of 7% 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, on the W/S of Chestnut Ridge Road, town of Marietta, known as and being a part of the property conveyed to Grantor by deed recorded in R.M.C. office for Greenville County in Book 764 at Page 223 and according to a plat and survey made by T. Craig Keith, Reg. No. 1712 L. S., dated November 25, 1969 with the following metes and bounds to-wit:

BEGINNING on an iron pin on the west side of Chestnut Ridge Road, adjoining properties of W. H. Surret and running thence S. 88-00 W. 120.0 ft. to an iron pin; thence N. 22-00 E. 141.0 ft. to an iron pin; thence N. 88-00 E. 120.0 ft. to an iron pin on west side of Chestnut Ridge Road; thence with right-of-way of west side of Chestnut Ridge Road S. 22-00 W. 141.0 ft. to the beginning corner, more or less.

Grantor reserves the right-of-way for currently installed water line and for the maintenance thereof.

See also deed recorded in R.M.C. Office For Greenville County in Book 1491 at Page 324.

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.