

FILED
GREENVILLE CO. S. C.

BOOK 1153 PAGE 273

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 23 11 28 AM '70
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Thomas T. Adkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto James M. and O. Marguerite Waddell

(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 Ten Thousand and no/100-----

-----Dollars (\$ 10,000.00) due and payable
a cash payment of \$200.00 on June 10, 1970 and a like payment of \$200.00 cash on the 10th day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal. The mortgagor shall have the privilege of paying additional amounts at any time with a regular payment.

with interest thereon from date at the rate of seven 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 Eastern side of Whitney Street, town of Slater known and designated as Lot 4, Block N, as shown on a plat entitled "Plat Showing Property Owned by Slater Manufacturing Co., Slater, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., December 15, 1951, revised February 25, 1952, and recorded in the R.M.C. Office for Greenville County in Plat Book CC, at Page 3 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Whitney Street, joint front corner of Lots 4 and 5 and running thence with the common line of said two lots N. 63-33 E. 225 feet to an iron pin on the Western side of a 15-foot service alley; thence with the Western side of said alley S. 26-27 E. 150 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the common line of said two lots S. 67-20 W. 226.8 feet to an iron pin on the Eastern side of Whitney Street; thence with the Eastern side of Whitney Street N. 23-04 W. 22 feet to an iron pin; thence continuing with the Eastern side of Whitney Street N. 26-27 W. 113 feet to an iron pin, the point of beginning.

The above being the same lot conveyed to Lewis R. Beaman and Cora T. Beaman by J. P. Stevens & Company, Inc., and recorded on August 9th, 1955, in Book 531, page 387, in R.M.C. Office of Greenville County, S. C. and subject to right of ways and easements heretofore granted and also to the restrictions as stated in deed.

The above described lot is all of the same conveyed to the Mortgagor by deed from the heirs of the Cora T. Beaman Estate, April 21, 1970, recorded in R.M.C. Office for Greenville County in Book _____, page _____.

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.