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MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: AARON NEIL NICHOLSON,

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

SOPHIA DEITZ,

(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 -----

One Thousand Five Hundred and no/100 ----- Dollars (\$ 1,500.00) due and payable on or before July 15, 1970.

with interest thereon from date at the rate of six (6%) per centum per annum to be paid: at maturity.

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, Grove Township, on the western side of Standing Springs Road, and containing 6.62 acres, more or less, and having according to a plat prepared by Terry T. Dill, dated August 1, 1966, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Standing Springs Road at the corner of property now or formerly owned by W. H. Trout, and running thence along the Trout line N. 85-30 W., 169 feet, more or less, to a stone; thence along line of property of W. M. Riddle, N. 26-30 W., 587.3 feet to iron pin; thence along line of property of Preston J. Tucker, N. 73-30 E., 505.5 feet to iron pin at branch; thence continuing along said Tucker line, N. 74-30 E., 106.3 feet to an iron pin; thence along line of property of George Tucker, N. 45-00 E., 287.5 feet to an iron pin at the eastern side of Standing Springs Road in old road; thence along Standing Springs Road as follows: S. 23-30 W. 345.2 feet to a point; thence S. 20-51 W. 400 feet to a point; thence S. 20-00 W. 246 feet to the point of beginning.

And being the same property conveyed to mortgagor by deed of even date herewith.

This mortgage is second and junior in lien to mortgage given to Cryovac Employees Federal Credit Union, of even date herewith, said mortgage being in the original amount of \$7400.00.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.