

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
JUL 17 11 20 AM '70
OLLIE FARNSWORTH
R.H.C.

BOOK 1161 PAGE 11

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, General Kelley Arnold and Dorothy M. Arnold

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

Wayne L. Rollison and Emma Rollison

(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 Thirteen Thousand and no/100-----

Dollars (\$ 13,000.00) due and payable

as follows:

\$102.81 on the 17th day of August, 1970, and \$102.81 on the 17th day of each and every month thereafter until paid in full. Payment to be applied first to the interest and then to the principal.

with interest thereon from date at the rate of five 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, and being known and designated as Lot 13 on a plat of "Property of Greenville Motor Boat Club, Inc.", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y at page 21 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots 13 and 14 on the northwestern edge of Club Drive and running thence along a line of Lot 14 N. 52-52 W. 273 feet to a point on the high water line of Saluda Lake; thence along the high water line of Saluda Lake N. 15-18 E. 170 feet to a point; thence along a line of Lot 12 S. 65-20 E. 340 feet to a point on the northwestern edge of Club Drive; thence along the northwestern edge of Club Drive S. 26-00 W. 115 feet to a point; thence continuing along the northwestern edge of Club Drive S. 40-20 W. 120 feet to the beginning corner, and being the same property conveyed by William E. Rackley to Wayne L. Rollinson by a deed recorded in said RMC Office in Deed Book 455, at page 306.

The mortgagors may anticipate payment in full or in any lesser amount at any time.

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.