

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
12 02 PM '70

BOOK 1162 PAGE 165

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Terry D. Whitman and Narvis R. Whitman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolyn H. Wiggins,

(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 Three Thousand Five Hundred Fifty and No/100 Dollars

Dollars (\$3,550.00) due and payable

at the rate of \$31.00 each and every month until the present first mortgage to C. Douglas Wilson and Company is paid in full; then we are to raise our payments to Carolyn Wiggins to \$70.00 each and every month.

with interest thereon from date at the rate of 5% 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, lying and being on the Southwest side of Maryland Avenue, near the City Of Greenville, S. C., being known as Lot No. 7 on Map No. 4 of Talmer Cordall Subdivision as recorded in the R. M. C. Office For Greenville County in Plat Book "X" at Page 55, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwesterly side of Maryland Avenue at a point 727 feet in a Southwesterly direction from the Southwest corner of the intersection of Maryland Avenue and Welcome Road, joint front corner of Lots Nos. 6 and 7, and thence along the joint line of said lots, South 29-17 West 150 feet to an iron pin; thence South 60-43 East 58 feet to an iron pin, joint rear corner of Lots Nos. 7 and 8; thence along the join line of said lots, North 29-17 East 150 feet to an iron pin on the Southwest side of Maryland Avenue; thence along the Southwest side of Maryland Avenue, North 60-40 West 58 feet to the point of beginning.

This being the same property conveyed to Mary E. Hinton on November 15, 1951 and recorded in Book 446 Of Deeds at Page 25 in R. M. C. Office For Greenville County.

Mortgage in the amount of \$1,370.15 is now held by C. Douglas Wilson Company which is to be paid at the usual monthly amount.

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.