

FILED
GREENVILLE CO. S. C.

BOOK 1172 PAGE 493

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Nov 13 2 13 PM '70 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, We, Edwin B. Hammett and Betty Jean Hammett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Claude L. Fowler

(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 Eleven Thousand Five Hundred - - - - -

Dollars (\$11,500.00) due and payable as follows: \$125.00 on the 7th day of December 1970 and \$125.00 on the 7th day of each month thereafter, with an additional amount of \$1,200.00 on or by the 7th day of November 1971, until paid in full with the privilege of paying all or any additional amount at any time

with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually

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, Fairview Township and in the Town of Fountain Inn, being known and designated as Lot No. 8 and 1/2 of Lot No. 9, in accordance with plat made by R. B. Bruce, November 3, 1964, of Belmont Estates, said plat of record in Plat Book BBB, Page 57, R. M. C. Office for Greenville County, S. C., and being more fully described, according to said plat, to-wit: BEGINNING at an iron pin on the Northern side of Belmont Drive, joint corner with Lots Nos. 7 & 8, and running thence along said Belmont Drive N. 62-40 W. 12.3 feet to an iron pin; thence N. 62-28 W. 137.7 feet to an iron pin; thence N. 27-20 E. 256.3 feet, more or less, to an iron pin; thence S. 60-28 E. 150.1 feet to an iron pin; thence S. 27-20 W. 251.2 feet to and iron pin, the point of beginning.

This being the identical property conveyed to the mortgagors by deed of Billie C. Patton et al on the 8th day of January 1965 of record in said R. M. C. Office in Deed Book 765, page 82. Reference to said deed and the aforementioned plat being made for a more complete description.

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.