

HORTON, DRAWDY, DILLARD & GREENVILLE CO. S. C. & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAR 16 3 46 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1183 PAGE 621

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, E. L. STAMEY & EVA B. STAMEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto MILDRED H. ORR

(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 One Hundred and No/100-----
Dollars (\$ 3,100.00) due and payable

in monthly installments in the sum of \$69.75 each commencing on April 1, 1971, and on the same day of each month thereafter until paid in full, all payments to apply first to interest with balance to principal,

with interest thereon from date at the rate of 7 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 piece, parcel or lot of land together with buildings and improvements now or hereafter constructed thereon, situate, lying and being on the North-western side of Lamont Lane in Greenville County, South Carolina, being shown and designated as the Northern one-third portion of Tract No. 56 on a Plat of a Portion of DIXIE FARMS, property of E. R. Parker, made by Dalton & Neves, Engineers, dated December, 1939, and recorded in the RMC Office for Greenville County, S. C., in Plat Book L, page 5, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of Lamont Lane at the joint front corners of Lots Nos. 42 and 56, and running thence along the line of Lots Nos. 41 and 42, N. 75-18 W., 535.7 feet to an iron pin; thence S. 20-10 W., 17.7 feet to an iron pin; thence along the line of Lot No. 14, S. 23-35 E., 409 feet to the rear corner of the middle portion of Tract 56 shown on a plat recorded in Plat Book 4H, page 95, owned by Mildred H. Orr; thence along the line of the last mentioned lot, N. 76 E., 415.4 feet to an iron pin on Lamont Lane; thence along the Northwestern side of Lamont Lane and following the curvature thereof, N. 1-11 W., 60 feet to an iron pin, the beginning corner.

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.