

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
GREENVILLE-CO. S. C.
MAY 10 1976
OLLIE FARRIS WORTH
R. R. C.

BOOK 1190 PAGE 113

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ERNEST NICHOLS

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

(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 Twelve Thousand and No/100-----

Dollars (\$ 12,000.00) due and payable

\$200.00 per month commencing June 8, 1974 and \$200.00 on the 8th day of each and every month thereafter until paid in full, with the final payment due May 8, 1976. XXXXXXX

with interest thereon from date at the rate of Six (6%) 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, near the City of Greenville, being known and designated as Lots No. 12 and a portion of Lot No. 11, Hillcrest Subdivision, on Plat of Property of J. A. Bayne made by J. C. Hill, Engineer - February 7, 1956, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern intersection of Hampton Avenue Ext. and an unpaved street, and running thence with the western side of the said unpaved street, N. 21 E. 160 feet to an iron pin; thence N. 73-15 W. 100 feet to an iron pin on the north side of a 10 foot alley; thence crossing the said alley, S. 21 W. 10 feet to an iron pin; thence along the southern side of said alley, N. 73-15 W. 29.22 feet to an iron pin; thence through a portion of Lot 11, S. 21 W. 150 feet to an iron pin on the northern side of Hampton Avenue Ext.; thence with the side of said Lot, S. 73-15 E. 29.22 feet to an iron pin, being the old joint corner of Lots 11 and 12; thence continuing with Hampton Avenue Ext., S. 73-15 E. 100 feet to an iron pin, the point of beginning.

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.