

ASHMORE & HAAS

MORTGAGE OF REAL ESTATE ~~WAS, THIS, MORTGAGE, DELETED~~ Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1209 PAGE 581

OCT 4 10 25 AM '71 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, E. R. McKelvey, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, Greenville, South Carolina,

(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 Six Thousand and No/100-----

-----Dollars (\$ 6,000.00) due and payable in sixty (60) monthly installments of \$141.90 each, commencing on the 8th day of November, 1971, and a like payment on the 8th day of each and every month thereafter until paid in full, payments to be applied first to the payment of interest, the balance to principal;

with interest thereon from _____ date _____ at the rate of 6½ 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, being known and designated as Lot No. 1 in Section D of the property known as Washington Heights, plat of which was made by H. O. McDowell, Jr., and Julian P. Moore, Surveyors, dated December, 1944, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "M," at Page 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Washington Loop and running thence with Washington Loop N 78-23 E, 117 ft. to a stake, joint corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2, N 27-11 W, 53.3 ft. to a stake on line of Southern Railway right-of-way; thence with said right-of-way, S 62-49 W, 100 ft. to an iron pin; thence S 2-30 E, 32 ft. to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 hereinafove 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 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.