

GREENVILLE 100 S. D.

BOOK 1236 PAGE 39

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, we, Carl S. Myers, Jr. and Jeanne G. Myers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carl S. Myers

(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

Twenty-Nine Thousand and No/100 - - - - - Dollars (\$ 29,000.00 ) due and payable

\$200.00 per month on July 1, 1972 and \$200.00 on the 1st day of each month until January 1st, 1973; at which time Mortgagor shall pay the sum of \$9,000.00 and commencing on February 1, 1972, the monthly payments will be \$160.00 per month until paid in full, with each payment applied first to interest and balance to principal

with interest thereon from date at the rate of 6% 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. 134 and the adjoining thirty feet of Lot 135 of Cleveland Forest, according to plat by Dalton & Neves, May 1940, recorded in the RMC Office for Greenville County in Plat Book K, at pages 45, 46 and 47 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Knollwood Lane, 400 feet from the Southwestern intersection of Trails End with Knollwood Lane, which point is the joint Northern corner of Lots Nos. 133 and 134 and running thence with Knollwood Lane, N. 67-51 East 90 feet to a point in line of Lot No. 135; thence in a line parallel with the dividing line of Lots Nos. 134 and 135, S. 22-09 East approximately 174.2 feet to a point in rear line of Lot No. 135, which point is 30.2 feet East from the joint corner of Lots Nos. 135, 95, 96 and 134; thence along the rear line of Lots Nos. 135 and 134, S. 70-16 West 90.6 feet to an iron pin at joint corner of Lots Nos. 134, 96, 97 and 133; thence along the dividing line of Lots Nos. 133 and 134, N. 22-09 West 170.4 feet to 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.