

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
GREENVILLE, S.C.
JAN 22 2 00 PM '72
OLIE FARNSWORTH
R.H.C.

BOOK 1236 PAGE 43

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Donald Harley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elaine W. Jackson

(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

Four Thousand, Three Hundred and Seventy and No/100 Dollars (\$ 4,370.00) due and payable

Sixty-Five (\$65.00) Dollars per month, commencing on July 27th, 1972 and continuing at the rate of \$65.00 per month until paid in full, with each payment applied first to payment of interest and 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 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 on the West side of Fourth Street in Section No. 6 of Judson Mills Village, near the City of Greenville and being known and designated as LOT No. 71 as shown on a Plat of Section No. 6 of Judson Mills Village made by R. E. Dalton, Engineer, November 1941, which Plat is recorded in the RMC Office for Greenville County in Plat Book K, at pages 106 and 107 and having the following metes and bounds:

BEGINNING at an iron pin on the West side of Fourth Street, joint front corner of Lots Nos. 71 and 72 and running thence with the line of Lot No. 72, S. 88-11 W. 75.77 feet to an iron pin, joint rear corner of Lots Nos. 93 and 94; thence with the rear line of Lot No. 94, S. 1-50 E. 58 feet to an iron pin on the North side of Fifth Street; thence with the Norther side of Fifth Street, N. 88-11 E. 65.6 feet to an iron pin; thence around the corner of Fifth and Fourth Streets, N. 43-15 E. 14.2 feet; thence with the West side of Fourth Street, N. 1-40 W. 58 feet to the beginning corner.

Together with all and singular rights, members, herditaments, 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 furnifure, 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.