

JUN 25 4 56 PM '73
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGULATORY DEPARTMENT
COMPLIED WITH
S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Paul F. Lee and Linda Lee, jointly and severally,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cordelia G. Rich

(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

Nine Thousand, Three Hundred and no/100 Dollars (\$ 9,300.00) due and payable in successive equal monthly instalments, including interest, of Sixty-Nine and 34/100 (\$69.34) Dollars each, first instalment due and payable on August 1, 1973, and a like payment on the same day of each succeeding month thereafter until both principal and interest are paid in full

with interest thereon from date at the rate of 6 1/2% 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, in Greenville Township, and being known and designated as lot No. 12 on plat of D. L. Bramlett property, made by J. W. Riddle in March, 1937, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "I" at page 139, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on Rainbow Drive (formerly Decatur Drive), at the joint front corner of lots Nos. 12 and 13, as shown on said plat, and which point is N. 61-32 E. 169.4 feet from the intersection of Rainbow Drive and Crain Avenue, and running thence with line of said lot No. 13, S. 32-06 E. 216.8 feet to rear corner of said lots Nos. 12 and 13; thence along the rear line of lot No. 16 on said plat, N. 68-37 E. 85.4 feet to rear corner of lot No. 11 on said plat; thence with line of said lot No. 11 N. 32-53 W. 228.2 feet to the joint front corner of said lots on Rainbow Drive; thence with Rainbow Drive S. 58-02 W. 13.4 feet to a point; thence continuing with Rainbow Drive S. 61-32 W. 67 feet to the beginning corner.

The above described lot is exactly the same that was conveyed to us this day by deed of even date herewith, yet to be recorded, and this mortgage is given to secure a portion of the purchase price of said lot.

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 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.