

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE} 40. 19 4 36 PM '79
DONNIE B. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CHARLES QUEEN,

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

(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

Seventy-Seven Thousand and 00/100 ----- Dollars (\$77,000.00) due and payable

in monthly installments consisting of Five Hundred Twenty-Five and 00/100 (\$525.00) Dollars each for One Hundred Sixty-Eight (168) Months, the first installment to commence on November 10, 1979, with interest thereon from _____ at the rate of _____ per centum per annum, to be paid; annually (interest included)

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 Paris Mountain Township, known as Lots 13 and 21 on Plat of Hunts Villa, made by C. C. Jones, January 23, 1956; and having, according to a more recent plat entitled Vera C. Duff, recorded in Plat Book EEE, at Page 101, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the White Horse Road, at the corner of Lot 12, and running thence along the line of Lot 12, S 80-04 E, 135.7 feet to an iron pin; thence along the line of Lot 14, N 10-34 E, 82.2 feet to an iron pin; thence along the line of Lot 15, N 68-46 E, 64.5 feet to an iron pin; thence N 17-30 W, 56.7 feet to an iron pin; thence N 78-50 W, 163.7 feet to the eastern side of White Horse Road; thence with said Road, the following courses and distances, to-wit: S 12-09 W, 55 feet, S 11-10 W, 100 feet; S 10-11 W, 15 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by Deed of even date from John C. Lanford, said Deed to be recorded herewith in Deed Book 1116, at Page 28.

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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 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.