

225



MORTGAGE REAL ESTATE TO SECURE NOTE

BOOK 973 PAGE 373

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

THIS MORTGAGE made this 15th day of June, 1963, between

Noah L. Yates and Maggie F. Yates, herein called "Mortgagors,"

of Greenville, South Carolina and B & F Roofing Company, Inc., of Greenville, South Carolina, herein called "Mortgagee," a South Carolina corporation.

WITNESSETH:

1. Mortgagors are justly indebted unto Mortgagee in the amount of \$1599.60, payable in 60 equal successive monthly installments of \$26.66 each, as evidenced by Mortgagors' Promissory Note of even date.

2. Mortgagors for, and in consideration of said debt and sum of money aforesaid, and for the better securing the payment thereof to Mortgagee according to the terms of said Promissory Note and also in the consideration of the further sum of THREE DOLLARS to Mortgagors in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released and by these presents do hereby grant, bargain, sell and release unto Mortgagee the following described real estate located in

Greenville County, South Carolina. All that certain piece, parcel, or lot of land with the improvements thereon situate, lying and being in Dunean Mill Village, Greenville County, S.C., and being more particularly described as Lot No. 38, Section 4 as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, S. C." made by Pickell and Pickell, Engineers, Greenville, S. C. on June 7, 1948, revised June 15, 1948 and August 7, 1948, and recorded in the R.M.C. office for Greenville County in Plat Book S at pages 173-177, inclusive. According to said plat the within described lot is also known as No. 71 Smythe St. and fronts thereon 55 feet. This property is the same lot conveyed to mortgagors by deed from J. P. Stevens & Co., Inc. and recorded in Deed Book 377, page 205 in the R.M.C. office for Greenville County, S. C.

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee, its successors, heirs, and assigns forever.

3. Mortgagors do hereby warrant and will forever defend the said Premises unto Mortgagee from and against Mortgagors, Mortgagors' heirs, executors, administrators, and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.