

GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

FEB 5 9 32 AM 1969

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COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ELLIE FANNINGWORTH, ALL WHOM THESE PRESENTS MAY CONCERN,
R.M.C.

WHEREAS, Donald E. Kamb and Martha G. Kamb

(hereinafter referred to as Mortgagor) is well and truly indebted unto Investment Properties, Inc.

(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 -----Two Thousand Twenty-five and No/100-----

Dollars (\$ 2,025.00) due and payable

\$33.75 on the 15th day of each and every month hereafter, commencing March 15, 1969, balance due sixty (60) months from date,

with interest thereon from maturity at the rate of Seven per centum per annum, to be paid: on demand

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 the City of Greenville, at the northeastern corner of the intersection of Long Hill Street and Pleasant Ridge Avenue and being known and designated as Lot No. 12 on plat of Section No. 1 of Pleasant Valley recorded in the R. M. C. Office for Greenville County in Plat Book "P", at page 93 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Pleasant Ridge Avenue at the joint front corner of Lots Nos. 11 and 12 and running thence along said Avenue S89-52W 44.5 feet to an iron pin; thence with the curve of said Avenue (the chord being N45-08W) 35.3 feet to an iron pin on the east side of Long Hill Street; thence along said Street N0-08W 135 feet to an iron pin; thence N89-52E 69.5 feet to an iron pin; thence along the joint line of Lots Nos. 11 and 12 S0-08E 160 feet to the point of beginning.

The above is the same property conveyed to the Mortgagors by deed of Investment Properties, Inc. recorded herewith.

This is a second mortgage, being junior in lien to the mortgage to C. Douglas Wilson & Co. recorded in Mortgage Book 1089 at page 455.

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 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.