

GREENVILLE CO., S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT D. UNGERIGHT and IRENE UNGERIGHT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. B. GOSNELL and EITHEL C. GOSNELL,

(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 Eleven Thousand and No/100 - - - - -

Dollars (\$ 11,000.00) due and payable

\$100.00 on May 1, 1969 and \$100.00 on the first day of each month thereafter until April 1, 1973, at which time the entire remaining balance shall be due and payable in full; all payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of 6½ 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

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 12 according to a plat of the H. J. Martin property, which is of record in the R.M.C. Office for Greenville County in Plat Book H at Page 139; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Berkley Avenue at the joint front corner of Lots 11 and 12 and running thence with the line of Lot 11. N. 31-29 W. 185.5 feet to a pin; thence S. 58 W. 82.1 feet to a pin on a 10 foot alley; thence with said alley S. 43-50 E. 201 feet to a pin on Berkley Avenue; thence with Berkley Avenue N. 46-10 E. 65 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 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.