

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 22 2 48 PM '69
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W.H. Hammett and Clara D. Hammett

(hereinafter referred to as Mortgagor) is well and truly indebted unto

N.B. Cloninger

(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

Eight Thousand - ----- Dollars (\$ 8,000.00) due and payable

at the rate of Sixty-Five (\$65.00) Dollars per month beginning August 15, 1969, and continuing on the 15th day of each succeeding month thereafter until paid in full.

with interest thereon from date at the rate of 5½ % 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 piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, on the south side of Lowndes Hill Road, near the City of Greenville, "nd being known and designated as Lot Nos 46 and 47 on a plat of East Lynn made by Dalton and Neves Engineers, June 1931, said plat being recorded in the R.M.C. Office for Greenville County in plat book "H" at page 195 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the south side of Lowndes Hill Road, the same being the joint front corner of lots 46 and 45 and 275 feet to Lindsay Avenue, and running thence with the south side of Lowndes Hill Road N80-4 E, 50 feet to an iron pin the joint front corner of lots 47 and 48; and running thence with the joint line of said lots S9-14E, 167 feet to a point the joint rear corner of lots 47 and 48, 61 and 62, and running thence with the joint rear line of lots 46, 47, 62 and 63, S81-02W, 50 feet to an iron pin the joint rear corner of lots 63, 64, 46 and 45 and running thence with the joint line of lots 45 and 46, N9-14W, 166.7 feet to the BEGINNING corner.

It is mutually agreed that the payment of \$65.00 per month shall include both principal and interest.

Together with all and singular rights, members, hereditaments, 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.