

MAR 12 10 46 AM '70

BOOK 1150 PAGE 121

MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Richard P. Green, am

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

H. N. Mauldin

(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

Seven Hundred Thirty and No/100
Dollars (\$ 730.00) due and payable

Twenty Dollars (\$20.00) on the 28th day of March, 1970 and
Twenty Dollars (\$20.00) on the 28th day of each and every succeeding month
thereafter until paid in full, said payments to be applied to interest and then to
principal/remaining due from month to month
with interest thereon from date of seven 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 Greenville, as is more fully shown on a plat of property of J. H. Mauldin dated September 1962, and prepared by C. C. Jones, Civil Engineer, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lots 1 and 2 of Mauldin Meadows Subdivision as is more fully shown in a plat recorded in Plat Book EE, at Page 151, and running thence S. 63-45 E. 204 feet, more or less, to a point; and running thence S. 3-05 E. 92.7 feet to an iron pin; running thence S. 38-20 W. 101.7 feet to an iron pin; thence N. 73-33 W. 170 feet to an iron pin in the center of North Parker Road; and running thence along a line with North Parker Road, N. 30-16 W. 237.6 feet to an iron pin at the front corner of Lot No. 1, Mauldin Meadows Subdivision; and running thence along the curvature of the southern edge of North Parker Road, S. 44-18 E. 158.2 feet to an iron pin; running thence N. 20-15 E. 37 feet to an iron pin at the corner of Lot No. 1, Mauldin Meadows Subdivision; running along along the rear line of Lot No. 1, Mauldin Meadows Subdivision, N. 22-40 E. 80.2 feet to the point of beginning;

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.