

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

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

BOOK 1157 PAGE 25

COUNTY OF GREENVILLE

FILED  
JUL 3 9 44 AM '70

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, EDDIE J. NASSER AND JOSEPHINE N. HOWARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK

(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 Four Thousand Two Hundred Forty Two and No/100

Dollars (\$ 4,242.00 ) due and payable

in monthly installments of Seventy and 70/100 (\$70.70) Dollars beginning June 15, 1970, and continuing monthly thereafter for a period of sixty (60) months until paid in full.

with interest thereon from date at the rate of 6 ½ 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, on the western side of "D" Street, and being known and designated as Lot No. 47 on plat of Section 6, Judson Mill Village recorded in the RMC Office for Greenville County in Plat Book K, Pages 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of D Street, joint front corner of Lots 47 and 48 and running thence with the line of Lot 48 S. 88-20 W., 76.6 feet to an iron pin, joint rear corner of Lots 68 and 69; thence with the line of Lot 69 S. 1-37 E., 70 feet to an iron pin, joint rear corner of Lots 46 and 47 and running thence with the line of Lot 46 N. 88-20 E., 76.6 feet to an iron pin on the western side of D Street; thence with the western side of said Street N. 1-37 W., 70 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 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.