

GREENVILLE, S. C.

BOOK 1177 PAGE 555

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 11 11 31 AM '71
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOUISE D. MARCHBANKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto DAVID I. HOROWITZ

(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 Five Thousand Eight Hundred and no/100

Dollars (\$5,800.00) due and payable

in monthly installments of One Hundred and no/100 (\$100.00) Dollars, which amount includes interest at the rate of eight (8%) percent per annum, payments applied first to interest and the balance to principal, beginning on the 15th day of February, 1971, and on the 15th day of each month thereafter until fully paid, with the right to anticipate payment in whole or in part at any time.

~~with interest at the rate of eight (8%) percent per annum, beginning on the 15th day of February, 1971, and on the 15th day of each month thereafter until fully paid, with the right to anticipate payment in whole or in part at any time.~~

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, Chick Springs Township, known as Lots 19 and 20 of Block "C" on a plat of BUENA VISTA, and recorded in the R. M. C. Office for Greenville County in Plat Book W, at page 11, and having, according to this plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Sutton Drive, at the joint front corner of Lots 20 and 21 and running thence with the line of Lot 21 N 80-17 E 150 feet to an iron pin; thence N 9-43 W 70 feet to an iron pin, corner of Lot 18; thence with the line of Lot 18 S 80-17 W 150 feet to an iron pin on Sutton Drive; thence with the eastern side of Sutton Drive S 9-43 E 70 feet to the beginning corner.

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.

This Mortgage Assigned to South Carolina National Bank of Charleston, S.C.
(Greenville, S.C. Branch) Trustee of Estate of Dorothy Helen A. Horowitz
by David I. Horowitz

on 15 day of Sept. 1971. Assignment recorded

in Vol. 1206 of R. E. Mortgages on Page 582

This 15 of Sept. 1971. # 7877