

FILED
MORTGAGE OF REAL ESTATE GREENVILLE, S. C. Spore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA APR 7 12 16 PM '72

BOOK 1228 PAGE 391

COUNTY OF GREENVILLE LILLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. L. Witt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell

(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 TWELVE THOUSAND AND NO/100THS-

----- Dollars (\$12,000.00) due and payable
in monthly installments of \$145.60 each commencing on the 6th day of May, 1972 and a like payment on the 6th day of each month thereafter until paid in full, with the privilege to anticipate payment of part or all at any time after one year

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid:

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, in Chick Springs Township, being known and designated as the major portion of Lots Nos. 41 and 42 of Property of Vance Edwards as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book P at pages 128 and 129 and being described together as follows:

BEGINNING at an iron pin on the northwestern side of Ridge Street at the joint front corner of Lots Nos. 40 and 41 and running thence N. 47-08 W. 270 feet to an iron pin at the corner of other property of Alvin L. Witt; thence along said line, N. 42-52 E. 200 feet to an iron pin in the joint line of Lots Nos. 42 and 43; thence along the line of Lot No. 43, S. 47-08 E. 270 feet to an iron pin on the northwestern side of Ridge Street at the joint front corner of Lots Nos. 42 and 43; thence along Ridge Street, S. 42-52 W. 200 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 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.