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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
MAR 26 2 03 PM '78

BOOK 1411 PAGE 369

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, Don O. Rollins, Sr.,

is well and truly indebted unto Commercial Mortgage Company, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifteen Thousand and No/100 Dollars (\$ 15,000.00) due and payable

March 26, 1978

due

with interest thereon from date at the rate of nine per centum per annum, to be paid: on demand

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, Greenville Township, being known and designated as Lots 24 and 25 in Westview Heights in accordance with plat made by Dalton & Neves dated June 1941 and recorded in Plat Book "M", Page 111, said lots being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Northern side of Hill Street, joint corner with Lots 51 and 52, and running thence N. 2-41 W. 160 feet to an iron pin, joint corner of Lots 49, 48 and 26; thence turning and running along Lot 26, S. 88-31 E. 134 feet to an iron pin on King Street; thence along King Street S. 2-41 E. 28.4 feet to an iron pin at the corner of Hill and King Streets; thence turning and running along Hill Street, S. 43-30 W. 186.4 feet to an iron pin, being the point of beginning.

This being the identical property as conveyed to mortgagee by deed of Rober B. Ruff, et al of even date and to be recorded in the R.M.C. Office for Greenville County prior to recording this mortgage.

RECORDED
MAY 23 1978
TAX \$ 06.00
R.M.C.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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