

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, S. C. Rush,

hereinafter referred to as Mortgagee, well and truly indebted unto W. R. Lupo

hereinafter referred to as Mortgagor, 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 Six Thousand Five Hundred and No/100 Dollars (\$ 6,500.00) due and payable

Three years from date;

with interest thereon from date at the rate of SIX per centum per annum, to be paid semi-annually.

WHEREAS, the Mortgagor has 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 making and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents has granted, bargained, sold and released unto the Mortgagee, its successors and assigns buildings and

All that certain 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 the City of Greenville, between Augusta Street and the Old Augusta Road, and having, according to recent Survey and Plat entitled "Property of W. R. Lupo", prepared in June 1962 by C. O. Riddle, Registered L.S., the following metes and bounds, to-wit:

BEGINNING at an iron pin near the Western edge of the sidewalk running along the Western side of Augusta Street, at the corner of property known as Cedar Lane Gardens, and running thence S. 80-33 W. 281.4 feet to an iron pin on the Eastern edge of the Old Augusta Road; thence with the edge of said Road, S. 9-27 W. 22.7 feet to an iron pin; thence N. 81-30 E. 102 feet to a point; thence approximately S. 5-00 E. 26 feet to an iron pin at the Northeast corner of property of Anabel L. Thomas, et al; thence with the rear line of said Thomas property, S. 9-27 W. 50 feet to an iron pin in line of property now or formerly of George Cahaly; thence with the line of said property, N. 82-15 E. 210.55 feet to an iron pin, which is 0.5 S. 82-15 W. from the edge of the sidewalk running along Augusta Street; thence N. 13-13 W. 103.8 feet to point of beginning.

Being the identical property conveyed to the Mortgagor by the Mortgagee by Deed of even date herewith to be recorded, and this Mortgagee is given to secure the unpaid portion of the purchase price.

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.

*Paid and satisfied 8/7/65
James M. Richardson
Executor Estate W. R. Lupo
Witness Virginia Richardson
William L. Richardson*

10 August 67
Ollie Farnsworth
9:54 A 4574