

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1035 PAGE 479

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Orelia S. Steading

(hereinafter referred to as Mortgagor) is well and truly indebted unto E.H. Edwards

(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 three thousand six hundred eighty two 50/100 - - - - - at the rate of sixty five (\$65.00) dollars each month until Dollars (\$ 3,882.50) due and payable the principal and interest is paid in full.

with interest thereon from ¹² Jan. 1967 ⁷ per centum per annum, to be paid: annually

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, Being known and designated as Lot No. 42 in what is known as Woodland Heights, property of the L.M. Wood, Estate as shown on a subdivision and plat of same made by H.S. Brockman, Reg. Surveyor, dated October 28, 1955, said plat being of record in the R.M.C. Office for Greenville County in Plat Book "GG", page 151, and having the following metes and bounds and courses and distances as shown by said plat, to-wit:

BEGINNING at an iron pin in the Southern boundary of Bessie Avenue, joint front corner of Lots 41 and 42; and running thence along the Southern boundary of said avenue N. 45-18 E. 100 feet to an iron pin at the corner of Lot No. 43 thence along the Western boundary of this lot S. 39-15 E. 190 feet to an iron pin at the joint rear corner of Lots 42, 43, 28 and 29; thence along the Northern line of Lot No. 29 S. 45-18 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 41, 42, 29 and 30; thence along the Eastern line of Lot No. 41 N. 39-15 W. 190 feet to the beginning point.

The above lot is hereby conveyed subject to the Protective Covenant applicable to all the lots in this subdivision known as Woodland Heights near Greer, S.C., which are of record in the R.M.C. Office for Greenville County in Deed Book 539, page 129.

This is the same property conveyed to me by deed dated 11-30-55 and recorded in Deed Book 540, page 400, in the R.M.C. Office for this County.

This is the same property conveyed to mortgagor by Clarence Smith.

Together with all and singular rights, members, herditaments, 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.