

FILED
GREENVILLE, CO. S. C.

BOOK 1243 PAGE 399

STATE OF SOUTH CAROLINA

AUG 2 9 55 AM '72

COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Louise Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Surratt, his heirs & assigns,

(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 -----

SEVEN HUNDRED FIFTY-NINE AND 84/100-----Dollars (\$ 759.84) due and payable

Twenty-four (24) Monthly payments at \$1.66, beginning June 26, 1972 and continuing on the same date each month,

with interest thereon from date at the rate of *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, Gantt Township, being know and designated as Tract No. 1, plat No. 1 of the property of E. W. Brown Estate by Woodward Engineering Co., February 1957, and recorded in the R.M.C. Office for Greenville County in plat Book 00, Page 320, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on a county road leading to Staunton Bridge Road at the corner of Property formerly deeded to E. W. Brown, Jr., running thence N. 23-48 W. 100 feet to a point, thence S. 84-24 W. to a point; thence S. 6 E. 100 feet to the center of said county road; thence up the center of said road N. 84-24 W. 277 feet to the point of beginning.

This being the identical property conveyed to Shell Homes, Inc. of Anderson by deed from Bertha Abercrombie recorded August 14, 1962 in Book 704 at page 322.

ALSO, BEGINNING at the iron pin 100 feet Southwest of a county road leading to Staunton Bridge Road; thence S. 23-48 W. 410.8 feet to a point; thence S. 68-57 W. 125 feet to a point; thence N. 6 W. 353.3 feet to a point; thence N. 84-24 W. to the point of beginning.

This being the identical property conveyed to Shell Homes, Inc. by deed from Bertha B. Abercrombie recorded February 25, 1961 in Book 669 at page 73.

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.