

FILED
GREENVILLE CO. S. C.

BOOK 1244 PAGE 481

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 11 3 49 PM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, LAVENIA NELL ROUDA GRANGER

(hereinafter referred to as Mortgagor) is well and truly indebted unto FORREST M. YOUNTS, AGENT, WESTON STREET, FOUNTAIN INN, SOUTH CAROLINA

(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 ONE THOUSAND-ONE HUNDRED AND NO/100

Dollars (\$1,100.00) due and payable

at the rate of Fifty (\$50.00) Dollars on September 20, 1972 and Fifty (\$50.00) Dollars each month thereafter for 22 payments

with interest thereon from ^{due} date at the rate of eight per centum per annum, to be paid: on demand

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, on the South side of Cleveirvine Avenue (formerly known as Hillside Avenue, in the City of Greenville, being shown as Lot No. 8 and the eastern portion of Lot No. 6 on a plat of Hillside Terrace, recorded in the RMC Office for Greenville-County, S.C. in Plat Book "F", at page 154, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of Cleveirvine Avenue at joint corner of Lots 8 and 41 and running thence along the rear line of Lots 37, 39 and 41, S. 42-17 W. 113.3 feet to an iron pin; thence with the rear line of Lot 35, S. 79-04 W. 48.8 feet to an iron pin; thence with the line of Lot 6, N. 13-15 E. 120.8 feet to an iron pin on the south side of Cleveirvine Avenue; thence with the curve of Cleveirvine Avenue (the chord being S. 81-19 E. 25 feet) to an iron pin; thence continuing with the curve of Cleveirvine Avenue (the chord being S. 74-13 E. 75 feet) to the beginning corner.

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.