

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
OCT 9 3 03 PM '72

BOOK 1252 PAGE 485

MORTGAGE OF REAL ESTATE

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

WHEREAS, Frank Guarino

(hereinafter referred to as Mortgagor) is well and truly indebted unto Louise L. Coleman

(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 Twenty-seven Thousand Eight Hundred Thirty-two and no/100 Dollars (\$ 27,832.00 ) due and payable

in five (5) equal yearly installments of principal and interest, the first payment of principal and interest due October 9, 1973, Mortgagor reserves the right of prepayment privileges,

with interest thereon from date at the rate of seven per centum per annum, to be paid: yearly.

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, in Austin Township, on the southwestern side of Mill Road, being known and designated as Tract #3 of the property of Mrs. J. T. Leopard as shown on plat of said property by R.B. Bruce to be recorded herewith in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

Beginning at a point in the center of Mill Road at the joint front corner of Tract #2 and 3 of said property and running thence with the line of Tract #2, S. 31-33 W. 631.2 feet to a point in center of branch, thence with the center line of branch with property of Tract #2, S. 13-28 E. 139 feet to a point, the center of said branch, at the joint rear corner of Tract #2 and 3 and property of Madge Leopard, thence continuing with the center line of said branch with the line of property of Madge Leopard, S. 13-19 E. 300 feet to a point in the center line of said branch at the joint rear corner of property of Madge Leopard, Tract #3 and Tract #4, thence with the line of Tract #4, N. 30-57 E. 942.2 feet to a point in the center of said Mill Road, thence with the center of said Mill Road, N. 58-27 W. 300 feet to a point, the beginning corner. Said Tract containing 5.6 acres, more or less.

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.