

MORTGAGE OF REAL ESTATE

JUN 22 4 12 PM '71

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } W. S. TANKERSLEY  
R.R.C.

MORTGAGE OF REAL ESTATE

BOOK 1300 PAGE 295

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Lela Tona Haggin, now Lela Iona Richey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. P. Trotter

(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, Three Hundred and Twenty and No/100**-----  
----- Dollars (\$1,320.00 ) due and payable

on or before four (4) years from date.

by way of discount

with interest thereon ~~to be~~ paid in advance /XX/

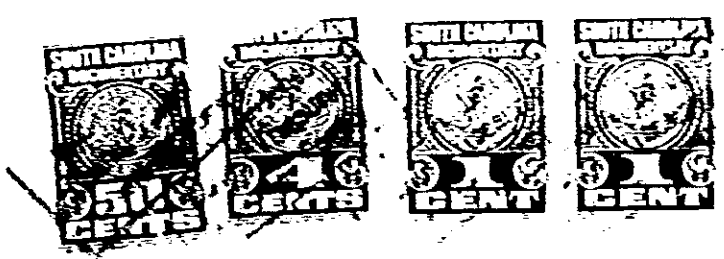
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 the City of Greenville, being known and designated as Lot No. 8, as shown on a plat prepared by James P. Willis, Surveyor, dated July 1, 1906, entitled "South Cherokee Park", recorded in the RMC Office for Greenville County in Plat Book A at page 130 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Grove Road (formerly Golden Grove Road) at the joint front corner of Lots Nos. 8 and 9, and running thence with the line of Lot No. 9 S. 63-0 E. 172 feet, more or less, to an iron pin on the western side of an alley; thence along said alley S. 27-0 W. 60 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence along the line of Lot No. 7 N. 63-0 W. 172 feet, more or less, to an iron pin on the southeastern side of Grove Road; thence with the southeastern side of Grove Road N. 27-0 E. 60 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of John Claud Porter, dated October 5, 1960, and recorded in the RMC Office for Greenville County on October 7, 1960, in Deed Book 660 at page 291.



Together with all and singular rights, members, tenements, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 heretofore 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.

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