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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, I, Oscar Rosemond

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Perry Nesbitt**

(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 and No/100-----Dollars (\$ 3,000.00 ) due and payable in thirty-six (36) equal monthly installments of Ninety-One and 27/100 (\$91.27) each commencing on the 15th day of May, 1975, and continuing on the same date thereafter until the entire amount of principal and interest have been paid in full.**

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of **six (6%)** per centum per annum, to be paid: **monthly**

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 Greenville Township, on the southeastern side of Malloy Street near the City of Greenville, being shown as Lot 4, Block A, plat of Sterling Annex, recorded in Plat Book C, at Page 81, and described as follows:**

**BEGINNING at a stake on the southeastern side of Malloy Street, 150 feet, northeast from Valentine Street, corner of Lot No. 1; thence with line of Lots No. 1, 2 and 3 South 42-50 East 146.6 feet to a stake; thence North 48-05 East 50 feet to stake, corner of Lot 5; thence with line of said lot North 4-50 West 146.32 feet to stake on Malloy Street; thence with the southeastern side of Malloy Street South 48-25 West 50 feet to the BEGINNING corner.**



Together with all and singular rights, members, hereditaments, 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 heaters, 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 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.

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