

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.
17 2 21 PM '51

MORTGAGE OF REAL ESTATE

1951 - 79

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, I, James W. Gregory

hereafter referred to as Mortgagor) is well and truly indebted unto J. S. Paget, Sr.

hereafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Twenty-six Thousand Nine Hundred Eighty and no/100 Dollars (\$ 26,980.00) due and payable in ten (10) annual installments of Two Thousand Six Hundred Ninety-Eight and no/100 (\$2,698.00) Dollars

with interest thereon from _____ date at the rate of 6 1/2 per centum per annum, to be paid annually
Balance may be paid in full at any interest date

WHEREAS, the Mortgage 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 Greer, Chick Springs Township, on the north side of West Poinsett Street (formerly Emma Street), having the following courses and distances according to survey and plat by H. S. Brockman, Registered Surveyor, dated February 10, 1951, as follows:

BEGINNING On the north side of West Poinsett Street at the intersection of an alley, and running thence along said alley, N. 39-30 E. 160 feet to an iron pin at the corner of the wall of the C. & D. Chevrolet service department; thence along the south edge of the wall, S. 59-40 E. 78.1 feet to an iron pin; thence S. 39-41 W. 141 feet along the center of the wall of the C. & D. Sales building to West Poinsett Street; thence along said street N. 73-25 W. 80 feet to the beginning corner.

ALSO, all that certain piece, parcel, or lot of land with the buildings and improvements thereon, situate, lying and being in the Town of Greer and Chick Springs Township, County and State aforesaid, and on the north side of Poinsett Street (formerly Emma Street) and having the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of a new street and Poinsett Street (formerly Emma Street) and running thence along the north side of Poinsett Street (formerly Emma Street) N. 73-25 W. 40 feet to a point in the corner of lot no. 1; thence along the line of lot no. 1 N. 31-25 E. 141 feet to a point in the line of lot no. 3; thence along the line of lot no. 3 S. 69-15 E. 40 feet to a point on the new street hereinabove referred to; thence along the west side of said new street S. 35-15 W. 132 feet to the beginning corner, and being lot no. 2 on plat prepared by W. A. Christopher, April 8, 1925.



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 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 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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