

AFFIDAVIT
FILED

FILED
GREENVILLE CO. S. C.

BOOK 1389 PAGE 191

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1964 3 53 PM
DORRIS S. TANKERSLEY
R.M.C.

WHEREAS, Hampton Babb

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a Municipal Corporation, its officers, successors and assigns

(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

Six Thousand, Six Hundred Fifty and no/100s-----Dollars (\$ 6,650.00) due and payable

with interest thereon from date of execution at the rate of 1 per centum per annum, to be paid:

\$58.26 a month for 120 months; last payment \$57.87

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, lying and being on the Westerly side of Ladson Street, being shown as Lot No. 29 on plat of property of Mrs. H. D. Wilkins, as recorded in the RMC Office for Greenville County, S.C. in Plat Book F, at page 209, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Ladson Street, said pin being the joint front corner of Lots 29 and 30, and running thence with the common line of said Lots S. 72-0 W. 147 feet, more or less, to an iron pin, joint rear corner of Lots 29 and 30; thence N. 2-44 W. 65.3 feet, more or less, to an iron pin, joint rear corner of Lots 28 and 29; thence with the common line of said Lots N. 72-0 E. 136.5 feet, more or less, to an iron pin on the westerly side of Ladson Street S. 11-57 E. 63.36 feet, more or less, to an iron pin, the point of beginning.

DERIVATION: Book 784 at page 423, from Clara B. McCall, recorded Oct. 21, 9:05, 1965

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.

4328 RV-2J