

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE FEB 2 11 36 AM '17
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1395 PAGE 224

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

WHEREAS, I, James Roy Burry,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Broadus S. Coleman, Vernon R. Cooper, Harold L. Cooper, and Paul H. Bentley,

(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 Two Thousand and No/100-----

Dollars (\$ 2,000.00) due and payable

one year from date

with interest thereon from date at the rate of 8 per centum per annum, to be paid: annually

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, and in the Town of Fountain Inn, having the following metes and bounds, to-wit:

BEGINNING at an iron pin near edge of Jones Street, approximately 426.85 feet northeast of intersection of said Street with Woodside Avenue, joint front corner with property now or formerly belonging to Mrs. Lou Mae Kellett Gilstrap, and running with the now or formerly Gilstrap line N. 34-55 W. 161.1 feet, more or less, to an iron pin at joint back corner of lot now or formerly Paul H. Bentley; thence with now or formerly Bentley line S. 56-36 W. 100 feet to an iron pin at corner of now or formerly Bentley lot, along line of other property of the Grantors; thence with joint line of other property of the Grantors in a southeasterly direction 161.1 feet, more or less, to a point near edge of Jones Street; thence with edge of Jones Street N. 54-10 E. 100 feet to the beginning point, and bounded by property now or formerly belonging to Gilstrap; lot now or formerly belonging to Bentley; other property of the Grantors; and Jones Street.

This being the same property conveyed to the Mortgagor by the Mortgagees on April, 1917, and recorded April 21, 1917, in the R.M.C. Office for Greenville County, S. C. in Deed Book 1055 at Page 29.

5 5 8 7 10 24 0
5 5 9 7 10 24 0

2.50 M
1.3 M

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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