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BOOK 1395 PAGE 975

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, *[Faded names]*

hereinafter referred to as Mortgagor) is well and truly indebted unto *[Faded name]*

(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

[Faded text] Dollars \$ 1,000.00 due and payable

with interest thereon from *[Faded date]* at the rate of *[Faded rate]* per centum per annum, to be paid:

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 Mortgagee in hand well and truly paid by the Mortgagor 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, *[Faded description]*

54, Caroline Street, in *[Faded subdivision]*, recorded in the Public Office for Greenville County, South Carolina, at page 150, and being described as follows, to-wit: the following description:

Beginning on Caroline Street at a point in the joint front corner of Lots 52 and 54, and running thence 57 feet along the line of said Street to an iron pin joint front corner of Lot 55, running thence 131.6 feet with the side line of Lot 55 to an iron pin joint rear corner of Lots 52, 54, 55 and 56, and thence 57 feet along the rear line of Lot 56 to an iron pin joint rear corner of Lot 56, the rear line of Lot 56 to an iron pin joint rear corner of Lots 51, 52, 53, and 54 running thence 137.1 feet along the rear line of Lot 50 to an iron pin joint rear corner of Lot 50, and thence along Caroline Street, the point of beginning.

That the above lot is subject to a mortgage in favor of *[Faded name]*, individually and as co-trustee of the *[Faded trust]*, as shown by a deed recorded May 21, 1970 in Book 107, Page 297 of the Public Office for Greenville County, S.C. and in general subject to restrictions and conditions applicable to said subdivisions in Book 107, Page 51, and to any recorded mortgages or rights of way.

[Faded signature and stamp]

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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