

AFFIDAVIT
FILED

GREENVILLE CO. S.C.

BOOK 1399 PAGE 189

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

27 5 1953

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Annie B. Stevens

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

The City of Greenville, a Municipal Corporation

(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:

One Thousand Five Hundred and 00/100s-----Dollars (\$ 1,500.00) due and payable

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

\$13.14 per month for 120 months with last payment \$12.84

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 the City of Greenville, being known and designated as Lot No. 32 of the proeprty known as Nicholtown Heights, and having the following metes and bounds according to plat recorded in the RMC Office for Greenville County in Plat Book M, Page 4.

BEGINNING at a stake at the northwest corner of Mims Avenue and Watson Street and running thence with Mims Avenue N. 0-45 W. 40 feet, more or less, to stake at corner of Lot No. 33; thence S. 89-15 W. 110 feet, more or less, to stake at joint corner of Lots Nos. 6, 7, 32 and 33; thence S. 0-45 E. with the rear line of Lot No. 7 40 feet, more or less, to stake on Watson Street; thence with Watson Street N. 89-15 E. 110 feet, more or less, to the beginning corner.

This is thea same property deeded to the grantor by Cora K. Chapman found in deed volume 479/6 and recorded on May 23, 1953 at 8:40.

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.

1399
189

4328 RV.21