

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
GREENVILLE CO. S. C.

NOV 21 10 54 AM '53  
FOR THE S. TANNER S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.H.C.

BOOK 1413 PAGE 525  
MORTGAGE OF REAL ESTATE

WHEREAS, Estelle Sullivan

(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

Five Thousand Forty One and 52/100s-----Dollars (\$5,041.52 ) due and payable

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

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 section known as Nicholstown and being lots 32, 33 & 34 in Block B on plat recorded in the RMC office in plat book C, pages 34 and 35, and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Third Avenue, joint front corner of Lot No. 31 of said plat and running thence S. 81-40 W. 87.5 feet, more or less, along the southern side of Lot No. 31 to a point; thence S. 0-30 W. 76.5 feet, more or less, along the rear line of lots 7, 8 and 9 to a point; thence with the lines of lots 34 and 35 N. 81-40 E. 87.5 feet, more or less, along northern line of lot No. 35 to a point on the western side of Third Avenue; thence N. 0-30 E. 76.5 feet, more or less, along the western side of Third Avenue to the point of beginning.

This property is known and designated as Block Book 200-8-7.

The City assumes all stamps and recording fees.

DERIVATION: Lots 32 and 33 were conveyed to Ford Sullivan from Oliver F. Going and is recorded in Deed Volume 423, page 304 on Nov. 17, 1950 at 4:00. Lot 34 was conveyed to Ford and Estelle Sullivan from the Forfeited Land Commission and is recorded in Deed Volume 480, page 537 on June 27, 1953 at 10:00. Ford Sullivan died testate on March 27, 1963 and devised all of his property to his wife, Estelle Sullivan, the mortgagor herein. His will is on file in Probate Court in Apt. 837, File 14.

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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