

Route 1, Box 91 B

W. H. H. S. C. 29364

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

3009 1438 269

JUL 17 11 33 AM

DOUGLAS S. TAMMERLEY

WHEREAS, FLOREE R. CROMER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto DELMA R. BRYANT

(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 -----

TWENTY THOUSAND AND NO/100THS----- Dollars (\$ 20, 000. 00--) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of SEVEN(7) 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, City of Greenville, on the Northern side of Pettigru Street, being known and designated as Lot No. 1 of Block 10 of a subdivision known as Boyce Addition as shown on a plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A at Page 179, and having according to the said plat, the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Boyce Avenue and Pettigru Street and running thence with the Eastern side of Boyce Avenue N. 15-0 W. 126 feet 1 inch to an iron pin on the Southern side of a ten foot alley; thence with the Southern side of said alley N. 76-45 E. 71 feet 8 inches to an iron pin at the joint rear corner of Lot Nos. 1 and 2; thence with the line of Lot No. 2 S. 15-0 E. 126 feet 1 inch to an iron pin on the Northern side of Pettigru Street; thence with the Northern side of Pettigru Street S. 76-45 W. 71 feet 8 inches to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of Delma R. Bryant on July 14th, 1978, and thereafter filed in the RMC Office for Greenville County on July 17th, 1978, in Deed Book 1083 at Page 227 .

DISCOUNT STAMP TAX 08.00

1978 JUL 17 11 33 AM

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.

0 2 5 0

4328 RV-2