

211 McGarity Street, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

1440-818

NOV 9 3 38 PM '17
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS GENE BRUCE THOMPSON

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

(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

NINETEEN THOUSAND AND NO/100THS----- Dollars \$19,000.00, due and payable

in accordance with the terms of the note of even date;

with interest thereon from date at the rate of _____ 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 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, a portion thereof fronting on Lady (Walnut) Street and McGarity (Summit) Street and being more particularly described as follows:

BEGINNING at a point on the eastern side of McGarity Street, said point being 80 feet North of the intersection of McGarity and Lady Streets and being the joint front corner of properties of John Newby Thompson and Hilda H. Thompson, and running in a northerly direction along the eastern side of McGarity Street, 60 feet to an iron pin; thence in an easterly direction, 140 feet to an iron pin; thence in a southerly direction parallel with McGarity Street, 20 feet to a point on Lady Street; thence with Lady Street, 64 feet to the joint front corner of properties of John Newby and Hilda H. Thompson; thence in a northerly direction parallel with McGarity Street, 41.5 feet to the rear corner of properties of John Newby and Hilda H. Thompson; thence in a westerly direction with the line of John Newby and Hilda H. Thompson, 50 feet to the point of beginning.

THIS is the same property conveyed to the mortgagor herein by H. H. Kerns by deed of even date recorded herewith.

RECORDED
DOCUMENTARY
STAMP
TAX \$ 0 7 6 0
NOV 11 1917

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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