

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY

BOOK 1452 PAGE 931

11 12 24 1979

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Kitty Sue Bowen Ratliff

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edward J. Nasser,

908 Anderson Rd. Greenville, SC

(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 Fifteen Hundred and NO/100

----- Dollars (\$ 1500.00) due and payable
in twenty-four monthly installments of Seventy-three and 56/100 (\$73.56)

with interest thereon from January 2, 1979 at the rate of (13.75) per centum per annum, to be paid by December 2, 1981

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:

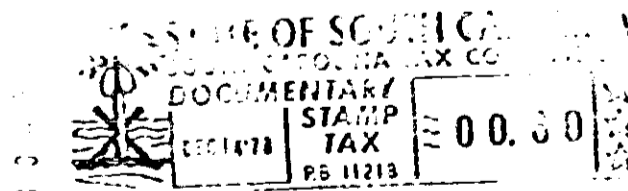
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lot No. 6 on plat of the property of O.K. Mauldin and John McH. Mauldin as recorded in the R.M.C. Office for Greenville County in Plat Book F at page 237 and as shown on a more recent plat entitled "Property of Furman C. and Byrdie K. Smith" by C.O. Riddle, November 14, 1963 and recorded in Plat Book EEE at page 117, and having according to said more recent plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Douthit Street as the joint front corner of Lot No. 5 and the lot hereby conveyed and running thence with the line of Lot No. 5 N. 186.64 feet to an iron pin on an 18 foot alley S. 72-44 E. 45.8 feet to an iron pin on the Western edge of Leach Street; thence with the Western edge of Leach Street S. 17-36 W. 186.64 feet to an iron pin at the Northwest corner of the intersection of Leach Street and Douthit Street; thence with the Northern edge of Douthit Street N. 72-44 W. 45.8 feet to the point of the beginning.

Also, all our right, title and interest in and to the portion of the 18 foot alley and two foot strip lying along the Northern side of said alley contiguous and adjoining to the Northern side of Lot No. 6 as shown on the referred to plat.

This is the same property which the Mortgagor's received from Furman C. Smith and Byrdie K. Smith by general warranty deed dated December 2, 1963 and recorded in Deed Book 737 at page 257 in the Greenville County R.M.C. Office.



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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