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STATE OF SOUTH CAROLINA COUNTY OF CREENVILLE



## MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary O. Suttles

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

(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

Ten Thousand and no/100

Dollars (\$ 10,000.00 ) due and payable

on or before June 30, 1979, without interest

with interest thereon from

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 Greenville Township, on the East side of Carl Court, being shown and designated as Lot No. 5 on a plat of Carl Court, recorded in Plat Book "KK" at Page 149, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on Carl Court at the Joint front corner of Lots Nos. 4 and 5 and running thence with a drainage easement North 55-37 East 108.7 feet to a pin; thence North 10 West 70 feet to a pin; thence South 76-25 West 185.6 feet to a pin, corner of Lot No. 6; thence with the line of Lot No. 6 South 22-10 East 96.8 feet to a pin on Carl Court; thence with the curve of said Court North 70-25 East 40 feet to a pin; thence South 67-58 East 30 feet to a pin, the point of EEGINNING; this being the identical property conveyed to Mary 0. Suttles by Morrell E. Suttles and Mary 0. Suttles by deed dated September 6, 1966, of record in Book 807, page 610, in the RMC Office of Greenville County, South Carolina."

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Ralph Ellenburg P. O. Box 786 Easley, S.C. 29640

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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 not 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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