

title not exam by BTH
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 27 8 32 AM '81

Marie H. Clayton, Route 5, Greer, S.C. 29651
DONOR R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1556 PAGE 344

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, Ruth C. Pruitt

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

(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 ---Two Hundred Fifty and NO/100---

Dollars (\$250.00) due and payable

sixty days from date,

with interest thereon from date at the rate of no int. per centum per annum, to be paid: no interest

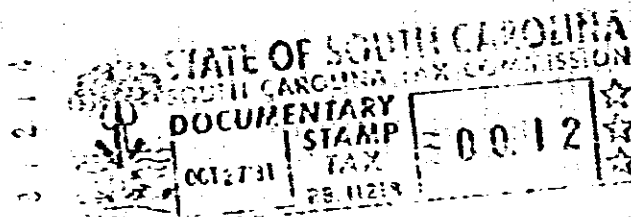
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Chicks Springs Township, located near the Pleasant View Baptist Church, lying on the Old Rutherford Road, and having the following courses and distances, to-wit:

BEGINNING at an iron pin in said Old Rutherford Road or Cauble Bridge Road and runs thence S. 80-75 W. 1.40 chains to an iron pin in middle of gully; thence N. 78-25 W. 5.40 chains to a point in a public road at southeast end of bridge over gully; thence with public road, N. 15 E. 1.88 chains to a point in said public road; thence N. 21-25 E. 2.70 chains to a point in said public road; thence N. 88 E. 1.89 chains to an iron pin; thence due east 3.00 chains to an iron pin on the southeast side of the Old Rutherford Road or Old Cauble Bridge Road, in a gully; thence with said Old Rutherford Road, S. 1 E. 5.37 chains to the beginning corner.

This is that same property conveyed to Mortgagor by deed of J. W. (pete) Brown recorded in the RMC Office for Greenville County on Sept. 1, 1972, in Deed Book 954 at page 5.



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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 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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