

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, JIM TATE

(hereinafter referred to as Mortgagor) is well and truly indebted unto ERVIN LATIMORE

(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

Thirty-Eight Hundred and no/100----- Dollars (\$ 3800.00 ) due and payable

with interest thereon from \_\_\_\_\_ at the rate of 10% per centum per annum, to be paid: \$80.00 monthly for two (2) years at which time the loan will be paid off, totally.

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:

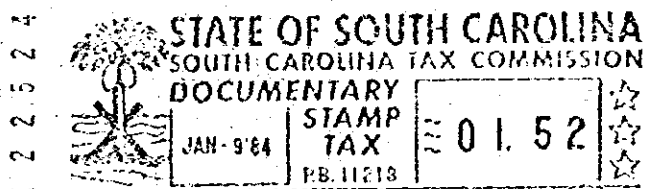
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or lot of land in Greenville Township, Greenville Count, State of South Carolina, on South Calhoun Street, as shown on a plat of the property of S. C. Franks by C.C. Jones, C.E., dated July 28, 1964, same being recorded in Plat Book HHH at at page 83 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of the South Calhoun Street 117 feet, more or less from Jenkins Street and running thence N. 75-00 W. 79 feet to an iron pin; thence N. 14-20 E. 40 feet to an iron pin; thence S. 75-00 E. 795 feet to an iron pin on the West side of South Calhoun Street; thence S. 15-00 W. 40 feet along the West side of South Calhoun Street to an iron pin, the beginning corner.

BEING the same property, less portion used for street, conveyed to Louise Stoddard by deed dated February 3, 1945 and recorded in Deed Volume 272 at page 26 in the Office of the R.M.C. for Greenville County. Louise Stoddard subsequently died intestate leaving as her sole heir at law the grantor herein as noted in Apt. 823, file 8 in the Office of the Probate Judge for Greenville County.



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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