

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 10 12 05 PM 1964

DEED WITH MORTGAGE OF REAL ESTATE

BOOK 862 PAGE 413

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Joan M. Breazeale

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lewis L. Gilstrap

(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 One thousand Two Hundred Eighty and no/100-----
Dollars (\$10.00) due and payable on the first day of August and on the first day of each month thereafter until paid in full with full rights of anticipation anytime.

with interest thereon from date at the rate of 6 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, and being known and designated as Lot NO. 22 on plat of property of Northside Heights, recorded in plat Book MM at Page 49, in the R. M. C. Office for Greenville County, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of High View Drive, joint front corner of Lots Nos. 23 and 23, and running thence with line of lot No. 23, N. 20-00 W. 160 feet to iron pin; thence S. 70-00 W. 100 feet to iron pin, joint rear corner of Lots Nos. 21 and 22; thence with line of lot No. 21, S. 20-00 E. 160 feet to iron pin on High View Drive; thence with said High View Drive, N. 70-00 E. 100 feet to the point of beginning.

This conveyance is made subject to recorded restrictions of Northside Heights.

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 whatsoever lawfully claiming the same or any part thereof.

*Paid & Satisfied this 13th day of Feb. 1964.
Lewis L. Gilstrap*

Wit: Clyde B. Wright

Wit: James Goodenough

RECORDED AND CANCELLED OF RECORD

13 DAY OF Feb. 1964
Alta Jamesworth

R.M.C. GREENVILLE COUNTY, S. C.
22857