

AUG 18 2 16 PM 1961

COUNTY OF Greenville

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Woodrow W. Tinsley and Ethel W. Tinsley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Genevieve F. Christman

(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

Fifty-five hundred and no/100----- Dollars (\$ 5500.00 ) due and payable

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\$55/Sept. 10, 1961 and \$55.00 the 10th of each month thereafter until paid in full. Payment to be applied first to interest and the balance to principle; with the right of anticipation.

with interest thereon from date at the rate of 5 per centum per annum, to be computed and paid monthly

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, on the Eastern side of Julian

Avenue, near the City of Greenville, being shown as Lot No. 37 on Plat of Estate of J. Rowley Yown, made by WJ Riddle on November 20, 1936, recorded in Plat Book J at pages 268 and 259 in the RMC office for Greenville County and described as follows:

Beginning at a stake on the Eastern side of Julian Avenue, 300 feet south from Easley Bridge Road at corner of Lot No. 38, and running thence to line of said lot, N. 60-00 E. 189.9 feet to a stake, corner of lot No. 42; thence with the line of said lot; S. 30-55 E. 100 feet to a stake at corner of Lot No. 36; thence with the line of said lot, S. 60-00 W. 188.8 feet to a stake on Julian Avenue; thence with the Eastern side of Julian Avenue, N. 51-05 W. 100 feet to the beginning corner.

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.