

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

872 599

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Bessie Hill

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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 hundred fifty-seven and 08/100 - - - - - Dollars (\$ 157.08 ) due and payable

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: annually from date

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, Chick Springs Township, near St. Mark M.E. Church being known and designated as the eastern one half of Lot No. 1 on Plat of Property of James H. Priestly Estate, said Plat made by H.S. Brockman, Surveyor, October 23, 1947, and being the same lot conveyed to me by deed from Charlie and Annie Mae Hill dated \* , and recorded in the R.M.C. Office for Greenville County in Deed Book 513, at page 412. and having the following courses and distances, to-wit:-

BEGINNING on a point in the center of the road that leads fro Loftis Orchard and packing shed to the J.W. Greer Store, and being the joint corner of Lots 1 and 2, as shown on said plat, and runs thence with the common line of Lots 1 and 2, S. 19-36 W. 729 feet to an iron pin on the J.W. Greer line; thence with the said line N. 22-55 W. 71.7 feet to a stake on the said line; thence N. 17-52 E. 665.2 feet to a stake in the said road; thence with the said road S. 71-54 E. 66 feet to the beginning corner, containing Ninety-eight One-hundredths (0.98) of one acre more or less, ALSO.

ALL of that other parcel or lot of land, with all improvements thereon, adjoining the above described lot and lying west therefrom, and being all of the remainder of that property conveyed to grantee b Pearl Greer, by deed dated April 12, 1951, recorded in the R.M.C. Office for Greenville County in Deed Book 440, at page 394, and having the following courses and distances, to-wit:

BEGINNING on a point in the center of road (iron pin on bank thereof) corner with the Ferguson lot and runs thence with that line S. 16-10 W. 621.2 feet to a stake on the J.W. Greer line; thence with that line S. 22-55 E. 72 feet to a stake, corner of the above lot, thence with line of above lot N. 17-52 E. 666.5 to a point in center of road; thence with the road N. 71-54 W. 66 feet to the beginning corner.

This is the second mortgage on said property, the first mortgage being held by B.P. Edwards, also.

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.

*Green S.C.  
May 2, 1970  
Paid and satisfied  
B.P. Edwards  
Witness Jack Thompson  
Vera C. Summitt*

RECORDED AND INDEXED OF RECORD  
12 Jan 1970  
Otha Farmworth  
R.M.C. FOR GREENVILLE COUNTY, S.C.  
AL 27 OCT 1970 P.M. NO. 27556