

MORTGAGE OF REAL ESTATE—~~Office of PYLE & PYLE~~ Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARRNSWORTH
R. M. O.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jeanne D. Threatt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Louise K. Leatherwood

(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 Forty three hundred and no/100 - - - - -

Dollars (\$ 4300.00) due and payable

at the rate of Forty three and no/100 (43.00) Dollars monthly, beginning thirty days from date, and a like amount each successive thirty days until paid in full, payments to apply first to interest and balance to principal

with interest thereon from date at the rate of Six per centum per annum, to be 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, being a portion of Lot No. 15 on plat recorded in plat book C at page 103 and having the following metes and bounds, to-wit:

BEGINNING at the southwestern intersection of Martin (Sterling) Street and Brockman Alley, and running thence with Martin (Sterling) Street, S. 50½ E., 59 feet to a point approximately half way between a frame house and a concrete block duplex; thence through Lot No. 15, S. 47 W., 66 feet; thence with the common line of Lots 15 and 16, N. 50½ W., 59 feet to a point on Brockman Alley; thence with Brockman Alley, N. 47 E., 66 feet to the point of beginning.

This is a purchase money mortgage.

Together with all and singular rights, members, herditaments, 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, its heirs, successors and assigns, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.