

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1064 PAGE 525

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Grace P. B. Costello (same as Grace P. Bridges)

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Willis Thomason

(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 Twenty Two Hundred and No/100 -- Dollars (\$ 2,200.00 ) due and payable

One year later date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually

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, his 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, containing 20 acres more or less situated ~~lying and being~~ in Austin Township.

BEGINNING at an iron pin in center of road; thence N. 10 3/4 E. 12.44 to iron pin; then N. 25 1/4 E. 5.24 to iron pin in gully; then S. 65 E. 12.50 to iron pin; then S. 12 1/2 W. 13.55 to iron pin in center of road; thence along road S. 88 W. 5.01 to iron pin in road; thence along road N. 78 1/2 W. 8.23 to the beginning corner, containing 20 acres more or less, being the same tract of land conveyed to the mortgagor by B.O. Bridges by his deed dated October 26, 1929, said deed being recorded in R.M.C. Office of Greenville County in Vol. 134 at Page 472.

This instrument is given as junior to a mortgage given J. Willis Thomason in the sum of \$2,500.00 and recorded in Book 1056 at page 59 in the Greenville County R. M. C. Office.

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 forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.