

MORTGAGE OF REAL ESTATE
OFFICE of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 1069 PAGE 91

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
SEP 12 4 05 PM 1967
OLLIE FARNSWORTH
N. H. O.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry Reid Ratliff and Kitty Sue Bowen Ratliff

(hereinafter referred to as Mortgagor) is well and truly indebted unto All Peoples Institutional Church

(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 Four Hundred, Four and 73/100----- Dollars (\$ 404.73) due and payable

in monthly installments of \$17.73 beginning one month from date and continuing on the same day of each month thereafter until paid in full, said payments to be applied 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, in the City of Greenville, being known and designated as Lot No. 6 on plat of O. K. Mauldin and John McH. Mauldin recorded in the Greenville County R. M. C. Office in Plat Book F at page 237, and having, according to said plat and a more recent plat entitled Property of Furman C. and Byrdie K. Smith by C. O. Riddle, November 14, 1963, recorded in Plat Book EEE at page 117, the following metes and bounds, to-wit:

Beginning on the northern side of Douthit Street at the joint front corner of Lot No. 5 and the lot hereby conveyed and running thence with the line of Lot 5 N. 17-36 E. 186.64 feet to an iron pin on a 18-foot alley; thence with the southern side of said alley S. 72-44 E. 45.8 feet to an iron pin on the western edge of Leach Street; thence with the western edge of Leach Street S. 17-36 W. 186.64 feet to an iron pin at the northwestern corner of the intersection of Leach Street and Douthit Street; thence with the northern edge of Douthit Street N. 72-44 W. 45.8 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.