

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

1302 580

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Elizabeth B. Cordell

hereinafter referred to as Mortgagor, is well and truly indebted unto William W. Wilkins, Jr.

hereinafter referred to as Mortgagee as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand ----- Dollars \$ 2,000.00 due and payable
six months from date

with interest thereon from _____ date at the rate of 9% per centum per annum, to be paid at maturity

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 that may be advanced to or for the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee and well and truly paid by the Mortgagor 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, the Mortgagee's heirs, 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, near the city of Greenville, on the northwest side of Bramlett Road, being known and designated as Lot 25 and a small portion of lot 24 as shown on plat of Mansfield Park, Sec A, made by Piedmont Engineering Service recorded in plat book XX page 53 of the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Bramlett Road, the joint front corner of Lots 25 & 26, and running thence with the joint line of said lots N. 32-55 W. 159.5 feet to an iron pin the joint rear corner of lots 25 & 26; thence along the rear line of Lot 25, N. 67-02 E. 50 feet to an iron pin; thence N. 77-24 E. 40 feet to an iron pin joint rear corner of Lots 25 & 24; thence along the rear line of Lot 24, N. 68-08 E. 7 feet to a point; thence with a new line through lot No. 24 S. 34-57 E. 138 feet to a point on the northwest side of Bramlett Road; thence along the north west side of said road S. 58-50 W. 95 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 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 is 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.

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