

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - ONE OF THE FIRST TO BE FILED IN THE STATE OF SOUTH CAROLINA

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE CO. S. C.

JUN 7 4 36 PM '74

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Sybil Smith Herron,
(hereinafter referred to as Mortgagor) is well and truly indebted unto C. N. McDaniel

(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

Two Thousand Five Hundred and no/100-----Dollars (\$2,500.00) due and payable
within one year of this date.

with interest thereon from this date at the rate of _____ per centum per annum, to be paid _____ on
payment of principal.

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, 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, in Oneal Township, located about seven miles northwest of Green and south from Double Springs Baptist Church, designated as Lot No. 2 on Map No. 1 of the W. R. S. Edwards Estate made by H. L. Dunahoo, Surveyor, dated September 24, 1956, containing 3.4 acres, more or less, and having the following courses and distances:

BEGINNING at a stone in road, R. H. Fowler's corner, and run thence along said road N. 15-15 E. 500 feet to a stake, corner of Lot No. 2; thence along the line of Lot No. 2 S. 73-30 E. 268 feet to a stake, corner of Lot No. 5; thence along the line of Lot No. 5 S. 10-31 W. 293 feet to the Fowler line; thence with that line S. 73-35 W. 420 feet to the point of beginning.



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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 thereon, 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 Mortgagee covenants that it is lawfully seized of the premises hereabove 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons who may ever lawfully claim the same or any part thereof.

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