

MORTGAGE OF REAL ESTATE- ^{FILED} PREPARED BY LAWRENCE E. CLAY, Attorney at Law, Greenville, S. C. 1315 FILE 781
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA } JUL 11 10 49 AM '74 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CALVIN H. TOLBERT

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. LUTHA BEAUFY

(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 One Thousand & no/100--

Dollars (\$ 1,000.00) due and payable

at the expiration of two years from date

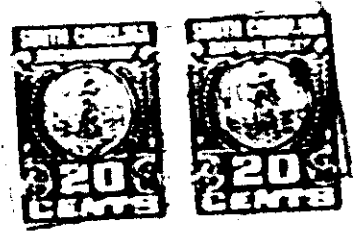
with interest thereon from ~~without interest~~ the rate of per centum per annum, to be paid:

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, at the southwest corner of Southit Street and Lawton Avenue, in the City of Greenville, being shown as Lot 2 on a plat of the J. I. Berry Estate, recorded in Plat Book C at page 221, and described as follows:

BEGINNING at an iron pin at the southwest corner of Southit Street and Lawton Avenue, and running thence with the western side of Lawton Avenue, S. 19-46 N. 143 feet to iron pin; thence N. 70-40 E. 61.8 feet to iron pin at the corner of Lot No. 3; thence with line of said lot, N. 20-33 E. 143.5 feet to iron pin on Southit Street; thence with southern side of said street, S. 70-33 E. 60 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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

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