

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, we, ROBERT W. EDWARDS and B. E. BRANNON

(hereinafter referred to as Mortgagor) is well and truly indebted unto James O. Edwards

(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 Three Thousand, Five Hundred and no/100

----- Dollars (\$ 3,500.00) due and payable

in equal monthly installments of \$120.60 each on the 15th day of each and every month with the first payment due and owing November 15, 1974; payments applied first to interest, balance to principal

with interest thereon from date at the rate of Eight(8%) 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 Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 of the right, title and interest of the mortgagor in and to the following property:

"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, City of Greenville on the South side of Overbrook Road, being shown as all of Lot 160 on Plat # 4, Overbrook Land Company, prepared by R. E. Dalton, Engineer, in June, 1924 which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book F at Page 235 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner Lots 160, 161, on South side of Overbrook Road; thence with said road S. 79-21 W. 77 feet to a point; thence along the East side of Hillside Drive S. 31-43 E. approximately 100 feet to an iron pin; thence S. 21-16 E. approximately 42 feet to an iron pin at corner of Lot 162; thence N. 71-13 E. 50 feet to line of Lot 161; thence N. 7-47 W. 128 feet to point of beginning.



Together with all and singular rights, members, hereditaments, 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.

4328 RV.2