MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PPESENTS MAY CONCERN.

WHEREAS, Fred Adams, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Inez M. Cannon

(hereinafter referred to as Mortgagee) as cyldenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Nine Thousand Dollars

Dollars (\$ 9,000.00) due and payable

at the rate of One Hundred Dollars (\$100.00) per month, commencing April, 1, 1975, and a like payment each month thereafter until paid in full, without interest

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 texts, 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 as-SIGRS:

"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 northeastern corner of Florida Avenue Extension and Welcome Street, being known and designated as Lot # 24 on a Plat of Welcome Street, recorded in Plat Book U at page 155, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at the northeastern corner of Florida Avenue Extension and Welcome Street running thence with the northeastern side of Welcome Street N. 23-27 W. 85 feet to an iron pin; thence N. 56-50 E. 228.5 feet to an iron pin; thence S. 15-10 E. 88.1 feet on Florida Avenue Extension; thence with the northern side of Florida Avenue Extension S. 56-50 W. 215.7 feet to the point of beginning.









Together with all and singular rights, members, herditaments, 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 thereform, 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 tiens 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 whomspever fawfully claiming the same or any part thereof.