

FILED
GREENVILLE CO. S. C.

1857 239

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, HOLLIS BABB

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. L. SUDDUTH, AND ANNIE SUDDUTH

(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

TEN THOUSAND AND NO/100 ----- Dollars (\$ 10,000.00) due and payable
with \$500.00 down and \$100.00 per month until paid in full

with interest thereon from date at the rate of 8% per centum per annum, to be paid: interest
is included in payments.

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, Highland Township being known and designated as the center portion, lying between the property now of Floyd and Audrey S. Babb and now or formerly of Massena Lafayette Campbell and being the remaining portion of the property of H. L. Sudduth that has not been previously conveyed by deed books 837 at page 61 and 910 at page 75 and being more particularly described as follows:

BEGINNING at an iron pin on the Pink Dill Mill Road and running thence S. 1-10 W. 500 feet to an iron pin by a sweet gum thence S. 11-30 W. 200 feet to an iron pin; thence S. 32-43 W. 292 feet to an iron pin on the bank of a branch thence along the meanders of the branch S. 60 E. to the iron pin on the bank of a branch joint corner of the property now or formerly of Massena Lafayette Campbell thence N. 18-15 W. 1,404 feet to an iron pin on the bank of Pink Dill Mill Road; thence along Pink Dill Mill Road to the point of beginning.

The courses and distances of the East and West sides of this property are taken from the plat of Vernon E. Cox being duly recorded in Plat Book 5-C at page 130 in the R.M.C. Office for Greenville County and the plat of the property of Floyd Babb, et al.

This conveyance is a portion of the property conveyed to the within mortgagee by deed duly recorded in Deed Book 202 at page 306 in the R.M.C. Office for Greenville County.

This conveyance is also known and designated as 636.4-1-15 of the Greenville County Block Book.

The Mortgagor agrees for the mortgagee and the mortgagee's wife to live on the property until their death.



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 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.

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