

FILED
GREENVILLE CO. S. C.

NOV 18 5 55 PM '77

1331 295

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

WHEREAS, H. S. Brock and Alicia V. Brock

(hereinafter referred to as Mortgagor) is well and truly indebted unto James Hillard 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 Eleven Thousand and 00/100

Dollars (\$ 11,000.00) due and payable

November 17, 1977

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

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, being known and designated as TRACT No. 6 as shown on plat of property of the Mamie M. Burnett Estate made by J. Q. Bruce, October 24, 1953 and recorded in the RMC Office for Greenville County in Plat Book FF at page 233 and containing 9.3 acres and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 6 and 7 and running thence N. 68-46 E. 973 feet to an iron pin; running thence N. 21-58 E. 253 feet to an iron pin at joint rear corner of Lots 5 and 6; running thence along joint line of said lots, S. 87-48 W. 1,156 feet to an iron pin on right of way of Highway No. 14; running thence along said right of way, S. 15-37 E. 560 feet to an iron pin, the beginning corner, and being the same property conveyed to the Mortgagor this day by James Hillard Edwards.

The Mortgagor is given the right to anticipate payment in full or in any lesser amount at any time.



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.

51
90
22
0.

4328 RV-2