

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1379 PAGE 333

NOV 1 10 32 AM '76

MINNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, WALTER CHOICE AND EDITH MAE CHOICE

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARVEY & ROLLINS, INC.

(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

EIGHTEEN HUNDRED FIFTY AND NO/100----- Dollars (\$ 1,850.00 ) due and payable

\$50.00 ON NOVEMBER 1, 1976 AND \$50.00 ON THE FIRST DAY OF EACH MONTH THEREAFTER UNTIL PAID IN FULL, EACH OF SAID PAYMENTS TO BE APPLIED FIRST TO INTEREST AND THE BALANCE TO PRINCIPAL.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: MONTHLY AS STATED ABOVE

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, CHICK SPRINGS TOWNSHIP, LOCATED IN THE CITY OF GREER AND IN NEIGHBORHOOD KNOWN AS NEEDMORE, LYING ON THE WEST SIDE OF SPRING STREET AND ON THE NORTH SIDE OF SHORT STREET, BEING SHOWN ON A PLAT MADE FOR WALTER AND EDITH MAE CHOICE BY H. S. BROCKMAN, SURVEYOR, DATED NOVEMBER 15, 1968, RECORDED IN PLAT BOOK ZZZ, PAGE 103, R.M.C. OFFICE FOR GREENVILLE COUNTY, AND HAVING THE FOLLOWING COURSES AND DISTANCES:

BEGINNING AT THE CORNER OF CALVARY BAPTIST CHURCH PROPERTY ON THE MARGIN OF SHORT STREET (IRON PIN ON BANK OF STREET AT 8 FEET FROM TRUE CORNER), AND RUNS THENCE ALONG THE MARGIN OF SHORT STREET S. 61 E. 118 FEET TO A NAIL AT INTERSECTION WITH SPRING STREET; THENCE WITH MARGIN OF SPRING STREET N. 8-45 E. 10 FEET TO AN IRON PIN, AND CONTINUING WITH THE MARGIN OF SAID STREET N. 8-45 E. 129 FEET TO AN IRON PIN, CORNER WITH GENEVA DAWKINS' LOT; THENCE WITH THAT LINE N. 74-35 W. 95.3 FEET TO AN IRON PIN; THENCE S. 17-18 W. 110.5 FEET TO THE BEGINNING, AND BEING ALL OF THAT PROPERTY CONVEYED TO ALTA CUNNINGHAM BY MINNIE CUNNINGHAM BY DEED DATED FEBRUARY 29, 1952, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN VOLUME 452, PAGE 455.

THIS MORTGAGE IS SECOND TO THAT MORTGAGE GIVEN TO GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, SOUTH CAROLINA 29651, DATED MAY 4, 1976 RECORDED IN R.M.C. OFFICE FOR GREENVILLE COUNTY BOOK 1366, PAGE 674.



WHICH HAS THE ADDRESS OF 107 SPRING STREET, GREER, SOUTH CAROLINA, 29651 (HEREIN "PROPERTY ADDRESS");

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 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.

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