

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 10 8 25 AM 1961

MORTGAGE OF REAL ESTATE

BOOK 871 PAGE 69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Margaret Anderson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Washington & Ruth Washington

(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 SIX HUNDRED NINETY FIVE AND 75/100

Dollars (\$695.75) due and payable ten and No/100 (10.00) Dollars per month, first payment being due and payable December 15th 1961; and a like sum due and payable on the 15th of each month thereafter until the full amount is paid.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: Included in monthly payment

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, and having the following metes and bounds:

BEGINNING at the Southwest corner of Sullivan Street, and a 10 foot alley, and running thence with the West Side of said alley 10-26 to a pin; thence with said alley on the North Side of the rear of this lot 25-15 32 feet to a pin; thence N. 9-17-4, 135 feet on the South side of Sullivan Street; thence with the South Side of Sullivan Street 22-15 40 feet to the beginning corner, and represented as Lot No 2, on a plat by J. J. Adde, Surveyor, November 1950, being the same lot conveyed to William Washington & Ruth Washington by deed dated December 12, 1950 by Nan G. Morgan, and recorded in Book 424, Page 521 R.E.C. Office for Greenville County.

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