

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 5 9 49 AM 1952

MORTGAGE OF REAL ESTATE

BOOK 900 PAGE 247

ORIGINAL COPY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ^{Laura} We, Bobby Joe James and Peure A. James,

(hereinafter referred to as Mortgagor) is well and truly indebted unto G.V.Hanna

(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

Twenty-six Hundred Dollars (\$ 2600.00) due and payable

in monthly payments of Forty (\$40.00) Dollars per month until principal and interest has been paid in full

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter be 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 heirs and assigns: forever,

"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, in the City of Greer, Chick Springs Township, and being more particularly described as Lot No.40 on a plat entitled, "Subdivision for McCall Mfg., Co., Greer, S.C." prepared by Pickell & Pickell of Greenville, S.C., May 1949 and recorded in R.M.C. Office for Greenville County in Plat Book S at page 76, said lot also being known as 103m 103 Franklin Street (Now Delano Avenue) and fronts thereon 96 feet and being all of the same lot of land conveyed to us by G.V.Hanna this day.

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, his 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.

Paid Jan 30-64
G. V. Hanna

Witness

Done

SATISFIED AND PAID BY DEPOSIT OF PROCEEDS
DAY OF _____ 1952
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.
BY _____