

STATE OF SOUTH CAROLINA } OLLIE FANNINGWORTH  
COUNTY OF GREENVILLE } R. M. C.

MORTGAGE OF REAL ESTATE : BOOK 910 Page 177

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, B. F. Pruitt and Blanche L. Pruitt,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southeastern Fund, a corporation,

(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 -----

Thirty Nine hundred Fifty Four and 60/100----- Dollars (\$ 3954.60 ) due and payable

\$65.91 on the 15th day of February, 1963 and \$65.91 on the 15th day of each month thereafter until fully paid,

maturity  
with interest thereon from ~~date~~ at the rate of seven per centum per annum, to be paid monthly

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

All that lot of land with the buildings and improvements thereon situate on the south-east side of Rutledge Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 128 on Plat of Property of Sans Souci Housing, Inc., made by Piedmont Engineering Service, Inc., January 16, 1950, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "X" at Page 61 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Rutledge Avenue at the joint front corner of Lots Nos. 127 and 128 and running thence with the line of Lot No. 127, S. 64-45 E. 162.9 feet to an iron pin on the northwest side of a 15-foot alley; thence along said alley S. 32-30 W. 65.5 feet to an iron pin on the northeast side of Middleton Street; thence along said Street N. 64-45 W. 154.8 feet to an iron pin at the corner of Middleton Street and Rutledge Avenue; thence with Rutledge Avenue N. 25-15 E. 65 feet to the beginning corner.

The above described property is the same conveyed to us by John C. Richardson and Dorothy H. Richardson by deed dated April 1, 1957 and recorded in the R. M. C. Office for Greenville County in DeedBook 574, Page 230.

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.