

AUG 13 9 47 AM 1935

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Minnie Hellams

(hereinafter referred to as Mortgagor) is well and truly indebted unto E.H. 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

Four Hundred and eighty-three and no/100 ----- Dollars (\$ 483.00 ----) due and payable at the rate of Twenty-five dollars (25.00) per month until principal and interest are paid in full.

after one year
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, being and being in the State of South Carolina, County of Greenville being on the South Side of Piney Mountain fronting on a road leading from the New McGee Road in Piney Mountain to the Old Cutino house in Chick Springs Township, County and State aforesaid, adjoining lands of J.P. Griffin, the Old Cutino land and McGee land, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in fork of two plantation roads, thence N. 2E. 4.77 chains to an iron pin on line of Old Cutino lot; thence S. 48 1/4 W. 2.25 chains to an iron pin on line of McGee land; thence S. 17 1/4 E. 3.94 chains to an iron pin on southeast side of plantation road and on line of J.P. Griffin; thence N. 34E. .69 of a chain to the beginning corner, and containing one-half acre, more or less, according to survey made by J. Earle Freeman, March 5, 1937.

ALSO

All that parcel or tract of land designated as Lot #10 on plat of J.P. Griffin lands, made by J. Earle Freeman during Spring of 1937, in Chick Springs Township, Parker District, County and State Aforesaid, adjoining other lands of J.P. Griffin and Minnie Hellams (Hellms). And having the following courses and distances, to wit:

BEGINNING on an iron pin on east side of road leading from McGee Road up Piney Mountain to old Cutino house; Thence N. 19 1/4 W. 3.63 chains to iron pin; thence 48 1/2 W. 1.52 chains to an iron pin; thence S. 40E. 3.65 chains to beginning corner. This is the same property conveyed to Minnie Hellams by deed of J.P. Griffin, Book 311, page 82, containing one-fourth (1/4) acre, more or less.

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.