

APR 25 4 33 PM 1967

BOOK 1055 PAGE 609

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Alice Patterson Pepper**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **C. E. Robinson, as Trustee under B. M. McGee Trust Deed**

(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 TWO HUNDRED FIFTY AND NO/100THS-** - - - - -

Dollars (\$ **3250.00**) due and payable

in monthly installments of \$40.00 each commencing on May 25, 1967, and a like payment on the 25th day of each month thereafter until paid in full, said payments to be applied first to interest, balance to principal, with the privilege to anticipate payment of all or part after one year

with interest thereon from date at the rate of **6-1/2%** 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 **Greenville**, in **Greenville Township**, being known and designated as **Lots 49 and 50** according to a plat of the **Earle Property** known as **Oaklawn**, which plat is recorded in **Plat Book E** at **page 273** in the **RMC Office** for **Greenville County**. Said two lots having a total frontage of **50 feet** on the southern side of **Locust Avenue** and are designated on the **Greenville County Tax Map** as **Page 151, Block 4, Lot 5**.

ALSO: All that certain piece, parcel or lot of land in the County of **Greenville**, State of **South Carolina**, being known and designated as **Lot 1, Block I** of **Riverside** as shown on plat thereof recorded in the **RMC Office** for **Greenville County** in **Plat Book A** at **page 323** and in **Plat Book K** at **page 281**, said lot being situate on the southeast corner of the intersection of **Columbia Avenue** and **Sumter Street** and has a frontage of **50 feet** on **Columbia Avenue** and **125 feet** on **Sumter Street** and is identified on the **Greenville County Block Book** as **Sheet 146, Block 3, Lot 1**.

Together with all and singular rights, members, hereditaments, 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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RECORDED AND CANCELLED OF RECORD
12th DAY OF April 1968
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:23 O'CLOCK P. M. NO. 30170

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 56 PAGE 708