

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 1419 PAGE 807

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Virginia B. Lindley Stephens, aka Virginia B. Lindley
(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(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 thousand one hundred four and no/100-----
Dollars (\$4,104.00) due and payable
at the rate of one hundred and fourteen and no/100 (\$114.00)Dollars on January
1, 1978 and one hundred fourteen and no/100 (\$114.00)Dollars on the 1st of each
and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity at the rate of nine per centum per annum, to be paid: semi-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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 115, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, S. C., February 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at page(s) 56 to 59. According to said plat the within described lot is also known as No. 13 Draper Street and fronts thereon 162.8 feet.

This is the same property conveyed to Doc T. Lindley and Virginia B. Lindley by Abney Mills on May 12, 1959, and recorded on June 1, 1959, in deed volume 624 at page 308 in the RMC Office for Greenville County, S.C.

MORTGAGEE'S ADDRESS
Pickensville Investment Company
PO Box 481
Easley, SC 29640

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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.

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