



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Belton Grubbs and Ruby Grubbs

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards, Estate

(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

One thousand Three Hundred Thirty and no/100 - - Dollars (\$ 1,330.00) due and payable
in 47 monthly installments of \$27.70 and 1 monthly installment of \$ 28.10

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

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, located about one mile Southwest from Greer, South Carolina, and being known as Lot No. Two (2) on a plat of property made for Mrs. Florence Peace, by H. S. Brockman, Surveyor, dated December 15, 1949, and having the following metes and bounds according to said plat to-wit:

BEGINNING at a point on the Southwest side of Jones Avenue at the corner of Lot No. Three (3) at a point 75 feet from Edwin Drive, and running thence along the Southeast side of Jones Avenue, N. 34-25 E. 69 feet to the corner of Lot No. One (1) thence along the line of Lot No. One (1) S. 56-00 E. 150 feet to the Northwest corner of Lot No. 12; thence S. 34-25 W. 69 feet along the line of Lot No Twelve (12) to the corner of Lot No. Three (3) thence N. 56-00 W. 150 feet along the line of Lot No. Three (3) to the beginning corner.

This is the same property conveyed to us by Deed from William E. Evans, dated October 8, 1976 and being recorded in Book 1044, at Page 598, on October 14, 1976, R. M. C. Office for Greenville County.

GCTC ----- 2 JAN 20 78 1545

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

28
528

4328 RV-2