

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, LUCY THRASHER MAW

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLIE DURANT MAW

(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 **Thirteen Thousand Four Hundred Seventy-Five and no/100-**
----- Dollars (\$ 13,475.00) due and payable
\$ 110.00 per month beginning April 1, 1978 and continuing on the
first day of each month thereafter until paid in full, payments to be applied
first to interest and balance to principal

with interest thereon from date at the rate of **7 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

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Westerly side of Florida Avenue, near the City of Greenville, South Carolina, being shown as Lot No. 26 on the Plat of the property of Nona Harris Squires as recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "S" at page 151, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Florida Avenue at a point 65.5 feet South of the Southwest corner of the intersection of Florida Avenue and Peachtree Street, joint front corner of Lots Nos. 26 and 27 and thence along the Westerly side of Florida Avenue, S. 22-10 E. 67 feet to an iron pin, joint front corner with Lot 25; thence along the joint with Lot No. 25 S. 71-00 W. 200 feet to an iron pin, joint rear corner with Lot No. 11; thence along the joint rear line with Lot No. 11 N. 22-10 W. 67 feet to an iron pin, joint rear corner with Lot No. 27; thence along the joint line with Lot No. 27 N. 71-00 E. 200 feet to the point of beginning.

This being the same property as conveyed to the Mortgagor by deed of Charlie Durant Maw and being recorded in the R.M.C. Office for Greenville County on February 28, 1978 in Deed Book 1074 at page 411.

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[Faint handwritten notes and stamps]

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 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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