

38 Burdette Street  
Greenville, South Carolina

GREENVILLE CO. S.C.

BOOK 1436 PAGE 953

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
JUN 30 1978

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Annie Bell Simpson and Humphreys C. Simpson

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

Grace R. Crenshaw, her heirs and assigns

(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 ----- Dollars \$ 4,000.00 due and payable

with interest thereon from date at the rate of six (6) 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 Mortgagee in hand well and truly paid by the Mortgagor 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:

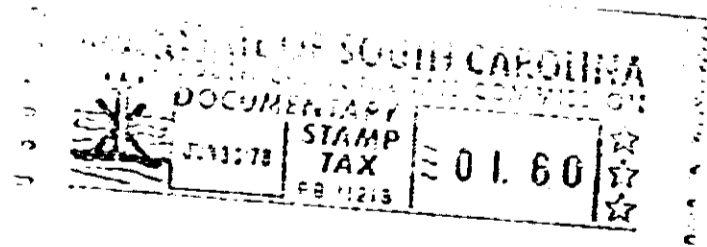
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville.

All that lot of land in Greenville Township, Greenville County, State of South Carolina and in the City of Greenville, being designated as Lot 12, Block D, according to plat recorded on Plat Book A, Page 97 and having the following metes and bounds, to-wit:

BEGINNING on north side of Burdett Street at corner of Lot 11 and thence with line of said Lot N. 43-45 E. 166.4 feet to a pin corner of Lot 4; thence with rear line of Lot 4 in an easterly direction 51 feet to a pin corner of Lot 13; thence with Lot 13, S. 43-45 W. 176 feet to pin on Burdett Street; thence with northern side of Burdett Street N. 46-15 W. 50 feet to the beginning corner.

BEING the same property conveyed to the Mortgagor by Deed dated June 30, 1978 and recorded herewith in the R.M.C. Office for Greenville County in Deed book 1082 at Page 319.

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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.

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0.90

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