

1440-439

MORTGAGE OF REAL ESTATE - Office of Love, Thornton, Arnold & Thomason, Attorneys at Law - Greenville, S. C.

GREENVILLE CO. S. C.

4 9 32

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
INDEXED

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. T. Abercrombie,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Louise B. Batson

(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 and no/100-----DOLLARS (\$1,000.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: Payable \$49.00 on the fifth day of each and every month hereafter, commencing September 5, 1978, payments to be applied first to interest, balance to principal.

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, near the corporate limits of the city of Greenville in what is known as Sterling Annex, the lot hereby conveyed having the following metes and bounds, courses and distances:

BEGINNING At a point on Maloy Street 75 1/2 feet from the northeast corner of Maloy and Valentine Streets and running thence N. 48-25 E. 33 1/2 feet along Maloy Street to an iron pin; thence S. 42-50 E. 146.8 feet to an iron pin; thence S. 48-50 W. 18 feet to a stake; thence in a straight line to the beginning corner on Maloy Street.

The above is the same property conveyed to me by Louise B. Batson by deed of even date to be recorded, and this mortgage is given in order to secure a portion of the purchase price.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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