

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

1478 930

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 15 12 32 PM '79

DONN R. HARRISLEY

WHEREAS, I, MELVIN McBRIDE R.M.C.

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

KIM LEDFORD
3303 AUGUSTA ROAD, GREENVILLE, S. C.

(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

SIX THOUSAND AND 00/100 Dollars (\$ 6,000.00) due and payable

On or before OCTOBER 22, 1979

with interest thereon from October 22 at the rate of 8% per centum per annum, to be paid on demand

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, known and designated as Lots 26 and 27 and a portion of Lots 1 and 2, in Block B, of that certain subdivision known as jefferson heights, a plat of which is recorded in the RMC Office for Greenville County, S. C., in Plat Book "C" at pages 34 and 35, reference to which is craved for a more complete description. This Property is known as 113 Dime Street, as shown on the Greenville County Tax Block System as Sheet 200, Block 8, Lots 1, 2, and 50.

DERIVATION: This is the same property conveyed to the Mortgagor herein by deed from Victoria Crosby and Ida R. Wright, as co-executors of the estate of Walter Wright, dated 2/1/78 and recorded in Deed Book 1072 at Page 930, recorded on 2/1/78.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY
RECORDED
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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 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.