

MORTGAGE OF REAL ESTATE

BOOK 1559 PAGE 899

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
FILED
CO. S. C.
DEC 14 3 13 PM '81
JOHN S. BANKERSLEY
R.M.C.

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

WHEREAS,

I, CALVIN TOLBERT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JESSE I. REID

(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, Two Hundred and Fifty and No/100 Dollars (\$ 1,250.00) due and payable

One (1) Year from date with the right to anticipate the whole amount or any part thereof at any time.

with interest thereon from date at the rate of ----- per centum per annum, to be paid: -----

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:

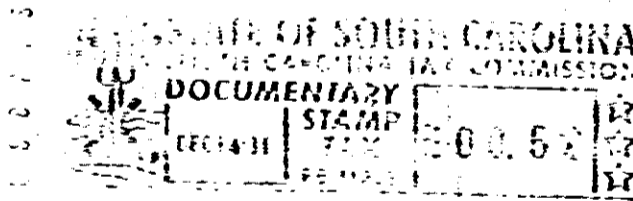
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the Southwest corner of Douthit Street and Lawton Avenue in the City of Greenville, being shown as Lot No. 2 on plat of J. W. Berry Estate according to Plat Book G, page 222, and having the following description:

BEGINNING at iron pin on Southwest corner of Douthit Street and Lawton Avenue and running thence with the western side of Lawton Avenue S. 19-46 W. 143 feet to iron pin; thence N. 70-48 W. 61.8 feet to iron pin at the corner of Lot 3; thence with the line of said lot N. 20-33 E. 143.5 feet to iron pin on Douthit Street; thence with the southern side of said street S. 70-33 E. 60 feet to the point of beginning.

This being the same property conveyed to me by E. Inman, Master, on December 8, 1961, recorded in the RMC Office for Greenville County on December 11, 1961, in Deed Book 688, page 217.

Mortgagee Address:

Rt. 1 Motor Boat Rd.
G'ville, SC29611



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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.

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