

ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MAR 21 11 CO AM '73

MORTGAGE OF REAL ESTATE

TO ALL, WHOM THESE PRESENTS MAY CONCERN

DOSSIE S. TANNERSLEY  
R.M.C.

Walter G. Horton

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Juanita Groff Company.**

(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 One Hundred Fifty and No/100**-----

----- Dollars (\$1,150.00) due and payable semi-annually: \$575.00 due and payable six (6) months from date, balance of \$575.00 due and payable one (1) year from date

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

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, City of Greenville** on the western side of **Chick Springs Road**, being shown as parts of Lots 29, 30 and 31 on plat of Property of **Lucy L. Hindman**, recorded in the RMC Office for Greenville County, S. C., in Plat Book W at Page 177, and having, according to said plat and a recent survey made by **J. C. Hill, Surveyor**, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of **Chick Springs Road** in the front line of **Lot 31**, said pin being located **N. 22 E. 45.8 feet** from the joint front corner of **Lots 30 and 31**, and runs thence **N. 31-34 W. 119 feet**, more or less, passing an iron pin to a point in the center of **Richland Cree**; thence along the center of **Richland Cree** in a southerly direction **100 feet**, more or less, to corner of property now or formerly of **James T. Wade**; thence along the **Wade property**, **S. 61-25 E. 117.7 feet** to an iron pin on the western side of **Chick Springs Road**; thence along the western edge of **Chick Springs Road**, **N. 35-25 E. 57.1 feet** to an iron pin; thence still with the western edge of **Chick Springs Road**, **N. 22-00 E. 80.8 feet** to the beginning corner.

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.