GREENVILLE CO. S. C

E. 1387 no 738

STATE OF SOUTH CAROLINA COUNTY OF Greenville

229 PM 27 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERGLEY

R. M. C.

WHEREAS, Mary Ashley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Violet C. Ellison

Thereinafter 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

Eleven Thousand Five Hundred and No/100------ Dollars (\$11,500.00) due and payable in equal monthly installments of \$145.68 per month commencing February 1, 1977, payable on the first day of each and every month thereafter until paid in full, payments to be applied first to interest, balance to principal, with the privilege to prepay in part or in full at any time without penalty, with interest thereon from date at the rate of 9 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

- "ALL: that wertain piece, parcel for lot of land, with all improvements thereou; or hereafter constructed thereon; situate, lying and being in the State-of South-Garolina; County-of

ALL those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as the western portion of Lots 14 and 15, Block O, as shown on plat of subdivision known as Highlands being recorded in the R.M.C. Office for Greenville County in Plat Book K, at page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Washington Avenue, 92 feet from the beginning of the intersection of Washington Avenue and Florida Avenue; thence N. 0-55 E. 146 feet to a point in the line of Lot No. 13; thence with the line of said lot, N. 89-45 W. 97.5 feet to a point in the line of Lot 17; thence with the line of said lot, S. 0-43 W. 100 feet to an iron pin on Washington Avenue; thence with the northern side of Washington Avenue S. 63-00 E. 75.7 feet to a point; thence continuing with said Avenue S. 69-00 E. 31.8 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by the Mortgagee by deed of even date to be recorded herewith.

This is a purchase money mortgage.

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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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