

MAR 7 3 19 PM '17

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANSERSLEY
R. M. C.

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

WHEREAS, I, John Bolt Culbertson

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust 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 Forty Thousand

----- Dollars (\$40,000.00) due and payable

at nine (9%) percent interest due quarterly with principal due twelve (12) months from the date of the Note.

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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:

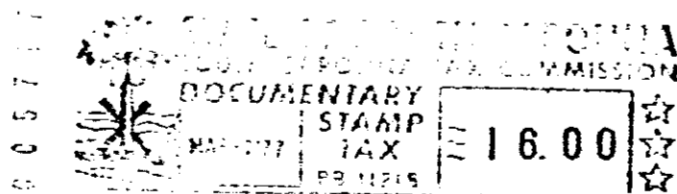
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southwest side of Elford Street, with the buildings and improvements thereon, being a part of Lot No. 1 as shown on plat recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book A, Page 183, and being more fully described as follows:

Beginning at an iron pin on the southwest side of Elford Street, 100 feet east of the corner of Elford and Brown Streets, and running thence with the back line of property now or formerly of Hattie Williams in a southerly direction 66 feet, more or less, to an iron pin; thence in an easterly direction with line of Lot No. 2, 47 feet, more or less, to an iron pin on the west side of Bay Street (formerly known as Bay Alley); thence in a northerly direction along the west edge of Bay Street, 70 feet more or less to an iron pin on the southwest side of Elford Street, at corner of said Elford Street and Bay Street; thence along the southwest side of Elford Street in a westerly direction 47 feet more or less to the beginning corner.

This is the same lot of land conveyed to the mortgagor by William B. Ducker by deed recorded in the R. M. C. Office for Greenville County in Deed Book 547 at Page 538.

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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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