Mortgage CH. 4, E.D. Box 413 Colored Sc. 211-13

300x 1545 FLEE \$81

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

WINDLEY

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONNA W. DEARMOND

(hereinaster referred to as Mortgagor) is well and truly indebted unto HAROLD L. DEARMOND

upon the sale of the property described below

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, on the southwesterly side of Claremore Avenue, in the City of Greenville, S. C., and being known and designated as Lot No. 4, Block L., Section 5, on plat of East Highlands Estates, as recorded in the RMC Office for Greenville County, S. C., in Plat Book K, Pages 78, 79 and 80, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Claremore Avenue, joint front corner of Lots 4 and 5, Block L, Section 5, said pin being in the center of a three foot easement reserved for drainage, and running thence with the joint line of said lots S. 60-27 W. 172.3 feet to an iron pin on the northeasterly side of a 10 foot alley; thence along the northeasterly side of said alley N. 37-49 W. 50.8 feet to an iron pin, joint rear corner of Lots 3 and 4; thence with the common line of said lots N. 54-11 E. 179 feet to an iron pin on the southwesterly side of Claremore Avenue; thence with the southwesterly side of Claremore Avenue; thence with the southwesterly side of Claremore Avenue S. 30-41 E. 70 feet to an iron pin, the point of beginning.

Derivation: Harold L. Dearmond, Deed Book //49, Page 774, recorded 6/11/8)

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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.

10 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 is see 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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