

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

Address of mortgagee:
10 McDaniel Court
Greenville, S. C. 29605

MORTGAGE OF REAL ESTATE

BOOK 1574 PAGE 342

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William B. Edney, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Mattie Pearl E. Chiles**

(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 **sixty-six hundred and seventy and no/100**-----

----- Dollars (\$ 6,670.00) due and payable
in ten equal installments of \$667.00 each, the first payment to be due
January 1, 1983, and the remaining payments to be due on the first day of
each and every July and January thereafter until paid in full, with interest
on the unpaid balance to be paid in addition to said payments of principal
at the rate of seven per cent per annum
with interest thereon from this date at the rate of seven per centum per annum, to be paid: **semi-annually**
with said payments of principal

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**, known as **Lot No. 31, Plat of W. E. Reeves Property**, as shown on a plat thereof by **W. J. Riddle, Surveyor**, dated **June 1946**, and recorded in the **R. M. C. Office for Greenville County, South Carolina**, in **Plat Book Q, page 59**, to which reference is hereby made for a more complete description. According to said plat, this lot fronts **50 feet** on **Reeves Avenue** and has uniform sidelines of **140 feet**, and a rear width of **50 feet**.

The above described property is the same property conveyed this date by the mortgagee to the mortgagor by deed to be recorded herewith.

This is a purchase money mortgage.

It is agreed that this mortgage will not be foreclosed until the payment due is at least thirty days past due.

OFFICE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
LIBRARY
STAMP
APR 20 1988

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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