

AUG 30 10 04 AM 1968

BOOK 1101 PAGE 561

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Paul Childress, Edna Scott Childress and Ora Hopkins,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards and Hazel D. Edwards Executors of the Estate of E. H. Edwards,

(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

Six Thousand Seven Hundred and Eleven and 57/100 Dollars (\$6,711.57) due and payable

at a rate of Seventy-five and no/100 Dollars (\$75.00) each month beginning thirty (30) days from date until principal and interest are paid in full,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: 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, near the City Limits of Greer, in Chick Springs Township, located in the Greer Mill Village, known and designated as Lot No. 103 on a plat of property entitled "Subdivision of Greer Mill Village Greer, South Carolina," made by Dalton and Neves, Engineers, January, 1951, recorded in the R.M.C. Office for Greenville County in Plat Book Y, at pages 138 and 139, reference thereunto being expressly made for a complete and detailed description of said lot. According to said plat, the within described lot is also known as No. 12 Gallivan St. and Fronts 80 on North side of said St.

This is the identical property conveyed to me by John Coleman and Dessie Coleman, recorded in the R.M.C. Office for Greenville County in Deed Book 479, page 80, to be recorded herewith.

ALSO ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, having the following metes and bounds:

Beginning on an iron pin, now a large pine, the Hammett corner, running thence with the Deed S. 89-30 W. 232 feet to a stake on the line; thence S. 27.30 E. 210 feet to a stake in field; thence N. 89-30 W. 232 feet to the Hammett line; thence with said line N. 27.30 W. 210 feet to an iron pin. The beginning corner, containing one acre more or less.

This is part of the property conveyed to me by Gertrude J. Smith, by deed dated October 11, 1951 and recorded in the R.M.C. Office for Greenville County in Book 446 at page 56.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

See Return to City of Greenville Assessor's Office # 10-4-1968, see R.M.C. Book 1380 Page 107