



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Edgar Ansel Sumner and Linda Gayle Sumner

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. 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

Three thousand five hundred twenty-six and no/100- Dollars (\$ 3,526.00) due and payable Fifty (\$50.00) dollars per month until principal and interest are paid in full, with payments beginning one month from date hereof-

with interest thereon from date at the rate of eight per centum per annum, to be paid; annually from date

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 Mortgagee 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 South side of Buncombe Street, in the City of Greer, Chick Springs Township, known and designated as Lots No's 28 and 29 on a plat of the N.M. Cannon property made by H.S. Brockman, Surveyor dated January 16, 1924, recorded in the R.M.C. Office for Greenville County in Plat Book 'F' at page 199, and having the following courses and distances, to-wit:-

BEGINNING at a stake on Buncombe Street, joint corner of Lots No's 29 and 30, and runs thence S. 13-00 E. 150 feet to a stake; thence S. 76-45 W. 100 feet to a stake; thence N. 13-00 W. 150 feet to a stake on the south side of Buncombe Street, thence with street, N. 76-45 E. 100 feet to the beginning.

This is the same property conveyed to us by deeds from Raymond Earl Hudson, Lot No. 29, deed dated the 16th day of April, 1963, and recorded in the R.M.C. Office for Greenville County in Book 720 at page 432, and Lot No. 28 conveyed to us on the 17th day of May, 1963, and recorded in the R.M.C. Office for Greenville County.

Together with all and singular rights, members, hereditaments, 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.