

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAR 2 2 48 PM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1149 PAGE 249

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VIOLA BRADLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto PERRY S. LUTHI, AS TRUSTEE FOR KULL TRUST

(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 Ten Thousand Seven Hundred Twenty-Five and No/100-----
-----Dollars (\$ 10,725.00) due and payable

\$200.00 a month commencing May 1, 1970, and a like amount on the 1st day of each month for 18 months and thereafter \$250.00 a month on the 1st day of each and every month thereafter until paid in full

with interest thereon from date at the rate of Eight(8) 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, situate, lying and being on the northwestern side of Anderson Road and being known and designated as Lot No. 4 and the southwestern one-half of Lot No. 7 on a plat entitled Sterling College Park Addition, Property of Traxler Real Estate Company, dated June, 1940, by Dalton & Neves recorded in the RMC Office for Greenville County in Plat Book L, Page 171 and has according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Anderson Road, joint front corner of Lots No. 3 and 4 and running thence along Anderson Road, N. 58-56 E. 50 feet to a point; thence running N. 26-25 W. 133.5 feet to a point; thence running S. 68-50 W. 50 feet to a point; thence running S. 26-25 E. 142 feet to the point of beginning.

ALSO All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Part of Lot No. 7, on Sterling College Park Addition plat, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book L, Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of McKinney Street, joint front corner Lots 7 and 8 and running thence N. 68-50 E. 50 feet to an iron pin, joint front corner Lots 6 and 7; thence S. 25-25 E. 75 feet to an iron pin; thence S. 68-50 W. 50 feet to an iron pin; thence N. 25-25 W. 75 feet to an iron pin, the point of beginning.

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.