

STATE OF SOUTH-CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1156 PAGE 407

MAY 29 4 45 PM '70
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Annie Mae Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. R. Cleveland and Charles J. Spillane

(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

One hundred and twenty _____ Dollars (\$ 120.00) due and payable
as following

One hundred and twenty dollars (\$120.00) June 15, 1970

with interest thereon from ~~date~~ maturity at the rate of Eight 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, Greenville Township, being known and designated as lot No. 11 formerly the property of Minnie B. Christopher, according to a survey and plat of the same prepared by Pickell and Pickell, Engineers, July 6, 1948, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book U at page 113, and having, according to said plat, the following metes and bounds, to-wit:

— BEGINNING at an iron pin on the southeast side of Endel Street at the joint front corners of Lots Nos. 10 and 11, said pin being 62 feet from the northeast corner of the intersection of Endel Street and Doe Street, and running thence along the a line of Lots Nos. 9 and 10, S. 66-49 E. 89.3 feet to a pin at the joint corner of Lots Nos. 8, 9 and 11; thence along the line of lot No. 8, N. 23-58 E. 41.5 feet to a pin at the joint corner of Lots Nos. 8, 11, and 12; thence along the joint line of Lots Nos. 11 and 12, N. 65-54 W. 88.8 feet to a pin on the southeast side of Endel Street; thence along the southeast side of Endel Street, S. 24-36 W. 41.5 feet to the beginning corner.

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.