

MAR 16 12 25 PM '71

Prepared by H.F. Parton, Attorney at Law, Greenville, S.C.

OLLIE FARNSWORTH
R. M. C.

BOOK 1183 PAGE 635

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Cora K. Bryan and Edward P. Bryan

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company

(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

Five Thousand Two Hundred and no/100 ----- Dollars (\$ 5,200.00) due and payable in equal monthly installments of \$162.97 per month beginning on the twenty fifth day of April 1971, and on the same day each month thereafter until paid in full, said payment to be applied first to interest and then to principal.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: Monthly

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, lying and being on the north-easterly side of Russell Avenue, in the City of Greenville, S.C. being shown as Lot R on the Map of North Hills as recorded in the RMC Office for Greenville County, S.C. in Plat Book H, Page 90 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northeast side of Russell Avenue (sometimes called Elizabeth Street) which pin is 775.8 feet northwest of the intersection of Russell Avenue and Bennett Street and is the joint front corner of Lots R and S and running thence with the joint line of said lots N. 23-30 E 145feet to an iron pin; thence N. 64 W; 114 feet to an iron pin rear corner of Lot Q; thence with the line of said lot S. 3-30 E. 158 feet to an iron pin in the northwest side of Russell Avenue; thence with said Avenue S. 59-35 E. 45 feet to 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.