

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1237 PAGE 273

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ella Thompson and Carolyn Thompson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Credit Thrift of America

(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

Forty-Two Hundred

Dollars (\$ 4200.00) due and payable

with interest thereon from date at the rate of 14.13 per centum per annum, to be paid: Within 60ty Payments \$70.00 Per Month

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, State of South Carolina in the City of Greenville, known as lot No 2, on plat of property of W. R. Sewell recorded in the office of the R. M. C. for said County in plat Book "A" at page 493, said lot having a frontage of 44 feet on the east side of Trotter Street and being portion of the same conveyed to me by C. M. McGee.

This is the same parcel described in the Estate will of Quincy and Carrie Sullivan in Apt. 981, Files 5 and 6, Probate Court of Greenville County.

ALL that piece, parcel or lot of land in Greenville Township Greenville County, State of South Carolina, on the Eastern side of Trotter Street, in the City of Greenville, being a portion of Lots Nos. 3, 13 and 14 as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book "A" at page 493, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Trotter Street, 5 feet South of the joint corner of Lots Nos. 2 and 3 and running thence in a line parallel with the line of Lot No, 2, S. 78-20 E. 200 feet, more or less, to an iron pin on Ugan's line; thence with said line on Lot No. 20-51 E. 49 feet, more or less, to an iron pin which is 20.5 feet from the outside boundary line of the Sewell property as shown on plat above referred to; thence N. 78-20W. 102 feet, more or less, to an iron pin on the Western line of Lot No, 13, which pin is at the joint corner of lots Nos. 1 and 2; thence with the rear line of Lot No. 2, S. 11-40 W. 44 feet to an iron pin, joint corner of Lots Nos. 2 and 3; thence along the Southern line of Lot No. 2 a distance of 110 feet to Trotter Street; thence S. 11-40 W. 5 feet to the beginning corner, this being a portion of the property this day conveyed to the grantor by E. Inman Master.

THIS is the same parcel described in the Estate of Quincy and Carrie Sullivan in Apt. 981, Files 5 and 6, Probate Court of 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.