BOOK 1255 PAGE 201

STATE OF SOUTH CAROLINGER 30 \ 2 00 PH 272 COUNTY OF GREENVILL

MORTGAGE OF REAL ESTATE

ZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARGIE R. FLOWERS

(hereinafter referred to as Mortgegor) is well and truly beschied un to

VICTOR B. FLOWERS

thereinafter referred to se Mortgages as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are TWO THOUSAND EIGHT HUNDRED AND 58/100 and payable incorporated herein by reference, in the sum of

on demand

(5%)

with interest thereon from date at the rate of five

per centum per ennum, to be paid: 'at maturity.'

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 Mortgager, in consideration of the aforessio 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 Mortgagoe 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 fruly paid by the Mortgages 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 as-

All my right, title and interest in and to the following property:

ALL that lot of land in Greenville County, State of South Carolina, being known as Lot # 2 on plat of Northside Heights, recorded in Plat Book MM at Page 89, in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Pine Knoll Drive, at the joint front corner of Lots # 1 and 2, and running thence with the line of Lot # 1, N. 75-02 W. 201.8 feet to iron pin; thence N. 6-40 E. 95 feet to iron pin on Northside Circle; thence with said Northside Circle, S. 81-55 E. 184.8 feet to iron pin; thence with the curve of the intersection of Northside Circle and Pine Knoll Drive, S. 36-27 E. 28.1 feet to iron pin; thence with Pine Knoll Drive, S. 08-55 W. 95 feet to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intentionogf 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 Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lowfully 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 Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.