

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S. C.

Nov 27 10 03 AM '72

BOOK 1258 PAGE 421

ELIZABETH RIDDLE  
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Bobby Lee Pruett and Gloria Madge Pruett,

(hereinafter referred to as Mortgagor), is well and truly indebted unto T. W. Stokes, his heirs and assigns forever,

(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 Twenty-Six Thousand Five-Hundred and no/00

Dollars \$26,500.00 due and payable

in monthly installments of \$200.00 each, beginning December 3, 1972, and continuing until the full purchase price and interest thereon are paid in full,

with interest thereon from date at the rate of 7 1/2% 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 the so 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, and being more specifically described

as follows:

Lots 13, 14, and 15 of the property of J. M. Mattox Estate, shown on plat recorded in Plat Book JJ, at page 127, dated November 6, 1952. For a notes and bounds description reference is made to said plat.

The above lots are subject to recorded utility easements and rights-of-way of record and recorded restrictions.

This is the same tract of land as conveyed to the mortgagors this same date by deed of the Mortgagee herein, to be recorded herewith.

It is specifically agreed between the parties hereto that the premises herein shall be kept in a good state of repair and condition which is suitable to that of the Mortgagee.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, 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 whatsoever lawfully claiming the same or any part thereof.