

GREENVILLE CO. S. C.

May 28 9 40 AM '77

BOOK 1278 PAGE 765

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOMINE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGISTRATION
COUNTY CLERK
GREENVILLE
FILED

WHEREAS, Alice Pirkle,

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. C. Burry,

(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 Thousand and Four Hundred Dollars (\$ 1,400.00) due and payable beginning one month from the date the deed is filed

with interest thereon from date at the rate of 8% per centum per annum, to be paid: each month first to apply to interest and then to principal

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, with any improvements thereon, situate, lying and being in Monaghan Mills Village, and being more particularly described as Lot No. 66, Section 1, as shown on a plat entitled "Subdivision for Victor Monaghan Mills, Greenville, S. C., made by Pickell & Pickell, Engineers, Greenville, S. C., on December 20, 1948, and recorded in the R. M. C. Office of Greenville County in Plat Book S, at Pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 10 Frost Street and fronts thereon 75 feet. And having according to the said plat, the following metes and bounds:

BEGINNING at a point on the Western side of Frost Street at the joint front corner of lots 66 and 67 and running thence with the Western side of Frost Street S. 6-39 W. 75 feet to pin at corner of Lot 65; thence with the line of Lot 65 N. 83-21 W. 128.7 feet to pin on 15 foot alley; thence with said alley N. 7-28 E. 75 feet to pin at corner of Lot 67; thence with line of Lot 67 S. 83-21 E. 127.6 feet to the beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.