

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C. BOOK 1288 PAGE 849

AUG 27 1 14 PM '73

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY R.M.C. MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Viola Campbell Irby

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edna Ellison Jones

(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 Ten Thousand Four Hundred Eighty-Nine and 12/100

----- Dollars (\$ 10,489.12) due and payable
in consecutive monthly installments of One Hundred Thirty and 44/100 (\$130.44)
Dollars each, the first installment to be paid on September 1, 1973 and the
other installments on the same date in each succeeding month until the
aforesaid sum with interest shall be fully paid, the payments to be credited
first to interest and the balance to principal
with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly.
It is agreed that the maker of this note may pay the balance owed thereon
on any installment date.

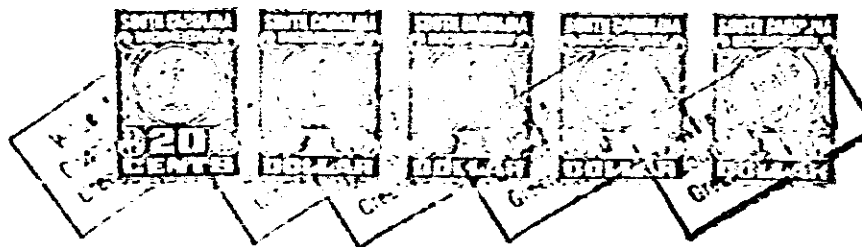
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 on the south side of Sullivan Street, known and designated as Lot No. 7 of the property of S. O. Skelton, as shown by plat of R. E. Dalton, Engineer, made August, 1919, and recorded in the R. M. C. Office for Greenville County in Plat Book "E", at Page 282, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the south side of Sullivan Street, 490 feet west from the southwest corner of the intersection of Sullivan and Augusta Streets, joint corner of Lots Nos. 6 and 7, and running thence along Sullivan Street, N. 88-25 West, 60 feet to a point, joint corner of Lots Nos. 7 and 8; thence along the joint line of Lots Nos. 7 and 8, S. 0-23 W., 160 feet to a point, joint rear corner of Lots Nos. 7 and 8; thence S. 88-25 E., 60 feet to a point, joint rear corner of Lots Nos. 6 and 7; thence N. 0-23 E., 160 feet to the point of beginning.

It is understood and agreed that this is a Purchase Money Mortgage.



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 hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or grant under the power, 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.

080

4328 NY 2