

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES D. MCKINLEY, JR.
GREENVILLE, S.C.
ATTORNEY AT LAW

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William F. Yancey

hereinafter referred to as Mortgagor) is well and truly indebted unto Elsie D. Gibson formerly Elsie C. Lee

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 **eighty-five hundred and no/100**-----

----- Dollars (\$ 8,500.00) due and payable
at the rate of \$100.00 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, the first payment to be due June 15, 1976, and the remaining payments to be due on the 15th day of each and every month thereafter until paid in full, with interest thereon from _____ date at the rate of **eight** per centum per annum, to be paid: **monthly**:

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 parcel, 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 in **Greenville Township**, and being **the northwesterly one-half of Lot No. 28 as shown on plat of Leaward as recorded in the R. M. C. Office for Greenville County in Plat Book J at pages 18 and 19 and having the following metes and bounds:**

BEGINNING at an iron pipe on the northeast side of Edgewood Avenue at corner of Lots Nos. 28 and 29 and running thence with Lot No. 29, N. 33-54 E. 66.5 feet to iron pin corner of Lots Nos. 28 and 27; thence with the line of Lot No. 27, S. 56-06 E. 100.7 feet to an iron pin; thence S. 30-25 W. 67 feet to an iron pin on northeast side of Edgewood Avenue; thence N. 55-18 W. 103.8 feet to the beginning corner.

This is a purchase money mortgage and the above described property is the same conveyed to the mortgagor by the mortgagee by deed to be recorded herewith.



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.

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