MORTGAGE OF REAL ESTATE -

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GREENVILLE, CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1415 PAGE 292

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. M. GOODLETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELVA LANDRUM GRADY

(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 ~~Five Hundred~~ A.M.G. $16,500.00 A.M.G. Sixteen Thousand ~~Seven Hundred Fifty~~ and No/100---------- Dollars ~~$16,750.00~~ ---, due and payable six (6) months from date hereof with the privilege to extend the same with the option of the Mortgagee. The mortgagor may anticipate any or all of the balance due at any time.

(With interest thereon ~~xxxxx~~ in advance at the rate of eight (8%) per centum per annum, to be paid: monthly (in advance)

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 one-half (½) 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, at the intersection of Chandler and Martin Streets, and being shown and designated as Lot No. 104 on a plat of MOUNTAINVIEW LAND COMPANY, recorded in the RMC Office for Greenville County, South Carolina in Plat Book A, pages 396-397, reference to said plat is hereby craved for the metes and bounds thereof.

ALSO:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being on the northeast corner of Alexander Street and Pinckney, near the City of Greenville, in Greenville County, South Carolina, being shown on the Greenville County Block Book as Lot 2, Block 2, on Sheet 150, in Tax District 235, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the corner of Pinckney and Alexander Streets, and running thence with said Pinckney Street, N 32-49, 193 feet to an iron pin in the line of property now or formerly belonging to F. W. Poe Manufacturing Company; thence with said F. W. Poe Manufacturing Company line the following courses and distances: N 48-15 E, 115.9 feet to an iron pin; N 52-06 E, 76.7 feet to an iron pin; N 64-35 E, 146.8 feet to an iron fence post; N 69-45 E, 28.9 feet to a northwest of the lot now or formerly belonging to Piedmont Oil Company; thence with said Piedmont Oil Company line, S 33-33 E, 184 feet to an iron pin on Alexander Street; thence with said Alexander Street 55-20 W, 365 feet to an iron pin, the point of beginning, said lot containing 1.66 acres.

THIS mortgage holds equal priority with the mortgage given in the same amount on this same date to William Lewis Cleaveland.

THIS being the same property conveyed to the Mortgagor herein by deed of Elva Landrum Grady of even date, to be recorded herewith, and by deed of William Lewis Cleaveland.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
NOV-8-77 P.B. 11218 $06.60

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 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 whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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