

104 Blue Ridge Drive, Greenville, S.C. 29609

FILED

S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN SLEY

1979

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WHEREAS, Virginia Carey

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. F. Dilworth and Feddie B. Dilworth

(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 Four Thousand and No/100ths Dollars, \$4,000.00 ; due and payable

in equal monthly installments of Fifty and No/100ths (\$50.00) Dollars due on the first day of each month commencing October 1, 1979 and each month thereafter until paid in full with interest thereon from date at the rate of ten per centum (10%) per annum. Said payment to be applied first to interest 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 on the western side of Hall Cox Street, shown and designated as Lot No. 6 on a recorded plat, said property being more particularly described as follows:

BEGINNING at an iron pin on the western side of Hall Cox Street, which iron pin is situate S. 14-45 W. 279.3 feet from the southwest intersection of West Lee Road and Hall Cox Street, and at the joint front corner of Lots 5 and 6 on said recorded plat, and running thence along the western side of Hall Cox Street, S. 14-45 W. 75 feet to an iron pin; thence N. 73-45 W. 100 feet to an iron pin; thence N. 14-45 E. 75 feet to an iron pin; thence S. 73-44 W. 100.2 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed of Cora Fletcher dated September 19, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina, on September 19, 1977, in Deed Book 1065 at Page 43.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 whomsoever lawfully claiming the same or any part thereof.

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