

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
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DOWNERSLEY
S.M.C.

BOOK 1504 PAGE 306

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Thelma Helton

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Surratt, his heirs and assigns

(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 HUNDRED NINETY-FIVE AND 24/100

Dollars (\$ 495.24) due and payable

in six equal and consecutive monthly installments of Eighty-two and Fifty-four/100 (\$82.54) Dollars each, beginning on the 15th day of June 1980

with interest thereon from date at the rate of 15% per centum per annum, to be paid:

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, being known and designated as Lot 45, Block A of a subdivision entitled Newlands according to a plat thereof prepared by A. S. Bedell, Surveyor, May 14, 1914 and recorded in the R.M.C. Office for Greenville County in Plat Book C at Page 199, and having such metes and bounds as are shown thereon, as follows:

BEGINNING at an iron pin on the northwestern side of Burgess Street, formerly known as Charles Street, at the joint front corner of Lots 45 and 46, and running thence with the joint line of said lots, N. 46-48 W. 150 feet to an iron pin on the southeastern side of a 10 foot alley; thence with the southeastern side of said alley, N. 43-12 E. 50 feet to an iron pin at the joint rear corner of Lots 45 and 44; thence with the joint line of said lots, S. 46-48 E. 159 feet to an iron pin on the northwestern side of said Burgess Street, formerly known as Charles Street; thence with the northwestern side of said street, S. 43-12 W. 50 feet to the point of beginning.

This is the same property conveyed to Thelma Helton from J. E. Surratt, recorded March 22, 1979.

STATE OF SOUTH CAROLINA
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RECORDED BY
STATE ARCHIVES
MAY 1980

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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