

MORTGAGE OF REAL ESTATE

LAW OFFICES OF THOMAS C. BRISSEY, P.A.

BOOK 1552 PAGE 373

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 10 3 11 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary M. Strom

Mortgagee's Address:
Rt. 14, Rose Circle
Greenville, S.C. 29607

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mattie Strom Riley

(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

Twenty Four Thousand and No/100

Dollars (\$ 24,000.00) due and payable

as set out in promissory note of even date

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XXXXXXXXXXXX

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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, the Mortgagee's heirs, 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

ALL that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, and according to plat of subdivision of Sara M. McWhite Estate, made by C. C. Jones, R.E., October 29, 1951, recorded in Plat Book FF at page 22, having the following metes and bounds:

BEGINNING at a point in the center of Old Piedmont Highway, joint front corner of lot shown as E. G. Riley lot and J. L. McWhite lot, and running thence with the line of said lots, S. 80 W. 73.5 feet to iron pin; thence N. 10-52 W. 244 feet; thence N. 7-40 W. 207.8 feet to an iron pin; thence S. 87-11 E. 70.8 feet to the center of said road; thence along the center of said highway, S. 7-19 E. 175 feet; thence S. 11-38 E. 261 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina, about two miles south of Gantt Station, and more fully described as follows:

BEGINNING at stake on McHugh land line and in line of right of way of P & N Railroad, and runs thence S. 87-20 E. 62.8 feet to stake on said McHugh line and in line of right of way of Southern Bell Telephone Co., thence along said telephone right of way as follows: S. 7-15 E. 208.2 feet to stake; thence S. 10-52 E. 244 feet to stake; thence leaving said right of way, and runs S. 80-W. 134 feet to a stake in line of said P & N Railroad right of way; thence along said right of way as follows: N. 6-40 W. 112.5 feet to a stake; thence N. 2-10 W. 107 feet to a stake; thence N. 0-45 E. 134.2 feet to a stake; thence N. 4-35 E. 120 feet to the beginning corner, and containing 1.04 acres, more or less.

This being the same property conveyed to Mortgagor by deed of Mattie Strom Riley of even date to be recorded herewith.

3 SE10 81 370

SOUTH CAROLINA
DOCUMENTARY
STAMP \$ 00.00

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 fixture, 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 is 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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