

FILED GREENVILLE CO. S.C. *Wade State, Attest* 46 PAGE 23
BOOK 1388 PAGE 721

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

FEB 7 4 21 PM '77
DONNIE S. TANKERSLEY
R.M.C.
MAR 14 '77

WHEREAS, James H. Limbaugh and ~~Richard R.~~ R. Limbaugh
GREENVILLE CO. S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard W. Warder

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage of promissory note of even date hereto, the terms of which are incorporated herein by reference, in the sum of Nine Hundred

Dollars (\$ 900.00) due and payable

On Demand.

24010

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:

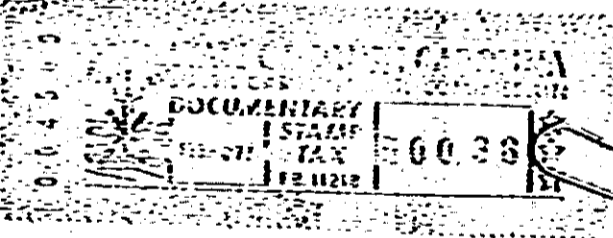
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the making 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, and being more particularly described as Lot 35, Section B, as shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, S.C.," made by Pickell & Pickell, Engineers, Greenville, S.C., January 14, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book W, at pages 111-117, inclusive. According to said plat the within described lot is also known as No. 37 West Fifth Street (Avenue) and fronts thereon 79 feet.

This being the same property conveyed to the Grantors herein by deed executed on April 19, 1950 by Woodside Mills, a South Carolina corporation and recorded on the same date in Deed Book 407 at page 157 of the Greenville County Register of Mesne Conveyance.

Address of mortgagee: 16 Whitsett Street, Greenville, South Carolina 29603



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 specified herein. The Mortgagee further covenants to accept and hold the same for the use of the Mortgagor.

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