

MAR 3 11 11 AM 1961

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William B. Carroll,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leila Grumbles

(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-two Hundred Fifty and no/100 - - - - - Dollars (\$ 2250.00 ) due and payable Fifty (\$50.00) Dollars per month, the first payment being due and payable April 1, 1961, and Fifty (\$50.00) Dollars each and every month thereafter until the full purchase price has been paid in full,

maturity  
with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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, and being all of that property situate, lying and being north of a county road that runs across grantor's property, said county road leading off of Saluda Dam Road, and the portion of property hereby conveyed adjoins the Southern Railway property on the north and property now or formerly owned by Viola G. Frady on the east, and being situate at the northeast corner of the tract of land conveyed to the grantor by W. G. Serrine by deed dated September 7, 1951, and recorded in the R.M.C. Office for the County and State aforesaid in Deed Book 441 at Page 460, together with a house trailer situate on said property.

This is the same property conveyed to mortgagor this day by mortgagee, said deed to be recorded.

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, ~~XX~~ her 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.