

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
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S.C. REG. CO. S.S.

MORTGAGE OF REAL ESTATE

BOOK 852 Page 271

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Elva V. Eskew, of the County of Greenville,
(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Surratt,

(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 Two Hundred, Sixteen (\$216.00) Dollars (\$) due and payable

at the rate of Eighteen (\$18.00) per month, commencing on the 17th day of April, 1961

with interest thereon from date at the rate of 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, 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, South Carolina, being known and designated as Lot 12, Section A according to the plat recorded in Plat Book K, page 271, also recorded in Plat Book J, pages 150 and 151 in the RMC Office for said Greenville County and containing 1.44 acres, more or less, and having the following metes and bounds:

BEGINNING at a pin on southeast side of Clemson Avenue at corner of Lot 13 Section A and thence with Clemson Avenue northeasterly 150 feet to corner of Lot 11, Section A on Clemson Avenue; thence with said Lot 11, S. 41-20 E. 418 feet to a pin; thence S. 35-05 W. 134 feet to corner of Lot 13, Section A; thence with said Lot 13, N. 44 W. 448 feet to the beginning corner, and being the same lot conveyed to me by J. F. Nabors by his deed dated April 24, 1950 and recorded in Deed Book 408 at page 51, RMC Office for Greenville County, South Carolina.

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.