

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
APR 4 3 05 PM 1961

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 853 PAGE 599

WHEREAS, I, Lyda Whitner Hamilton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Barbara N. Coleman

(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 Three Hundred Fifty

Dollars (\$350.00) due and payable in installments of Twenty Dollars (\$20.00) each; first installment due the 15th day of September, 1961 and then one installment is due on the 15th day of each and every month thereafter until paid in full

with interest thereon from date at the rate of 6% per centum per annum, to be paid: monthly on unpaid balance.

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, near the corporate limits of the City of Greenville on Dunbar Street, shown and designated as Lot No. 2 on plat made by Joseph T. Lawrence, dated October 24, 1913 and recorded in the R. M. C. Office for Greenville County in Plat Book C at page 128, and having according to said plat the following courses and distances, to wit:

BEGINNING at an iron pin on Dunbar Street, being the joint front corner of Lots 1 and 2 as shown on the plat, and running thence S. 76 E. 36.17 feet along the South side of Dunbar Street to an iron pin being the joint front corner of Lots 2 and 3; and running thence S. 16 - 35 W. 104.9 feet along the line of Lot No. 3 to an iron pin; thence N. 75 - 43 W. 31.8 feet to an iron pin; thence N. 14 - 30 E. 105.4 feet along the line of Lot No. 1 to the point of beginning.

SAID premises being the same conveyed to Lida A. Williams by deed recorded in Deed Book 187 at page 363, and devised by Lida A. Williams to the mortgagor by Will recorded in Apartment 664, File 25, Probate Judge's Office for Greenville County.

Together with all and singular rights, members, hereditaments, 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.