

MORTGAGE OF REAL ESTATE - Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 857 PAGE 453

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Richard C. Lee,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeanne D. Threatt

(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 -----

Four Hundred and No/100----- Dollars (\$ 400. 00) due and payable

one year from date

with interest thereon from date at the rate of six per centum per annum, to be paid one year from date

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

All that piece, parcel or tract of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina, on the West side of Brushy Creek and on the southeast side of Blassengame Road and being shown as the unnumbered tract on plat prepared by J. C. Hill and recorded in Plat Book \checkmark at Page 99 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Blassengame Road at the northwestern corner of Lot No. 1 and running thence along the rear lines of Lots Nos. 1 through 18 in a southeasterly direction (said lots also being shown on plat recorded in Plat Book "00", Page 377) to an iron pin at the southeastern corner of Lot No. 18; thence S. 85-30 E. 71.3 feet to an iron pin; thence N. 84-30 E. 300 feet to an iron pin at Brushy Creek; thence N. 43 W. 178 feet to an iron pin; thence N. 20 W. 160 feet to a stake; thence N. 25-30 W. 300 feet to a stake; thence N. 25 W. 362 feet to a stake; thence N. 16 W. 131 feet to a point; thence N. 18 W. 113 feet to an iron pin; thence N. 79-30 W. 119 feet to an iron pin on the southeast side of Blassengame Road; thence along said Road in a northwesterly direction 40.6 feet to an iron pin at northern corner of Lot No. 20; thence S. 59-45 E. 145 feet to a point; thence N. 71-30 W. 80 feet to a point; thence N. 73-35 W. 150 feet to a point on Blassengame Road; thence in a northwesterly direction approximately 30 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by the mortgagee by deed of even date to be recorded.

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.