

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

DEC 19 2 47 PM 1961

BOOK 877 PAGE 213

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLE (A. L. W. C. H. I. E. S. C. O. N. T. A. I. N. S.)
R. M. C.

WHEREAS, I Edgar L. Winchester and Bessie M. Winchester
(hereinafter referred to as Mortgagor) is well and truly indebted unto Lloyd W. Gilstrap

(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 Thousand Six Hundred Thirty, Three and 84/100 Dollars (\$ 3,633.84) due and payable Five hundred Dollars per year plus 5 1/2 interest annully until paid in full.

with interest thereon from date at the rate of 5 1/2 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, 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, being shown as Lot No 96 on plat of Cedar Lane Gardens, dated August 27, 1955, recorded in the R. M. C. Office for Greenville County in Plat Book 90, page 139, and having, according to said plat, the following rates and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Edgemont Ave. Ext. at the joint front corner of Lots 96 and 97, and running thence along the joint line of said lots, N. 57-03 E. 180 feet to an iron pin in the center of a ten foot utility easement, in the rear line of Lot 92; thence along the rear line of Lot 92 and the center of said utility easement, S. 32-57 E. 50 feet to an iron pin in the rear line of lot 94; thence along the rear line of Lot 94, S. 37-01 W. 58.4 feet to an iron pin, joint rear corner of Lots 94, 95 and 96; thence along the joint line of lots 95 and 96, S. 57-03 W. 125 feet to an iron pin on the northeastern side of Edgemont Ave. Ext.; thence along the northeast side of Edgemont Ave. Ext., N. 32-57 W. 70 feet to the point of beginning; being the same property conveyed to the grantor herein by deed of Carl B. Holland dated June 15, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Book 555, page 145.

As a part of the consideration for this conveyance, the grantees herein expressly assume and agree to pay the balance due on that certain mortgage executed by William D. Cox to First Federal Savings & Loan Association dated June 18, 1956 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 682, page 113, on which there is a present balance due of \$8,945.16. This conveyance is subject to recorded rights of way, and to restrictions and protective covenants recorded in Volume 535, page 109, R. M. C. Office for Greenville County. The above lot is shown on the Township Tax Maps at Sheet E11, Block 2, lot 32.

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.