

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

877 537

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, L.P. Pickett

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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

Twelve hundred and no/100 - - - - - Dollars (\$ 1,200.00) due and payable  
\$30.00 per month until principal and interest are paid in full-

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: annually 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 Mortgagee 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, Chick Springs Township, about three miles south west from Greer, lying on the northern side of the Old Chick Springs Road, and being a part of Lot No. 71, as shown on Plat of Property of T.W. Dill Estate prepared by S.C. Moon, October, 1940, and having the following courses and distances, to-wit:-

BEGINNING on an iron pin on the dividing line of Lots 70 and 71 at a distance of 390 feet from the joint corner of Lots 65, 66, 70 and 71, and runs with the said dividing line S. 60-00 W. 100.1 feet to an iron pin on the said line; thence a new line S. 32-50 E. 212 feet to a point in the center of the said Old Chick Springs Road; thence with the center of the said road N. 60-00 E. 100.1 feet to a point in the center of the said road; thence another new line N. 32-50 W. 212 feet to the beginning corner, and containing 1/2 acre, more or less, the last line given runs through the center of the well that serves the house on the above described lot and the house on the eastern side of the above described lot.

This being the same premises conveyed to Bonnie Broadus and James W. Broadus by deed recorded in Deed Book 300, at page 238, in R.M.C. Office for Greenville County; then same James W. Broadus having died intestate Dec. 22nd, 1957. The said Bonnie Broadus as surviving wife spouse, inheriting under the law of Ohio (Ohio revised code sec. 2105.06, (D)), from the said James W. Broadus an undivided three-fourths of said decedent's undivided one-half interest, making her total interest in said real estate an undivided three eights interest, and together with her undivided one half interest previously owned, a total of an undivided seven-eights interest thereon; the other grantor herein Louis Broadus, inheriting one-fourth of said decedent son's undivided one half interest, making his total interest and undivided one-eighth interest, all of which interests are hereby conveyed by said Grantees to the Grantor herein.

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.