

STATE OF SOUTH CAROLINA
COUNTY OF
GREENVILLE.

GREENVILLE
JAN 14 10 51 AM 1962
OLLIE F. NORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 879 PAGE 77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ERNEST D. BLACK

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SHERMAN WILLIAMS OR HIS SURVIVOR,

(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

TWENTY THREE HUNDRED & NO/100

Dollars (\$ 2,300.00) due and payable

from date,

with interest thereon from date at the rate of 6 per centum per annum, to be paid: Annually

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 on Hunt's Bridge Road, bounded on the North by land of Helen Dabbs; on the East by Mrs. James Church, on the West by William M. Rochester and on the South by Hunt's Bridge Road. Being a part of the land conveyed to Sherman Williams by Pearl G. Balages, June 20, 1957 and recorded in Book 528 of Deeds, Page 349, being more fully described as follows:

BEGINNING at the center of Hunt's Bridge Road at an iron pin in the South West, thence N. W. 3.14 chains to an iron pin, thence East 1.908 chains to an iron pin; thence S. E. 3.14 chains to an iron pin in center of Hunt's Bridge Road; thence West 1.752 chains to an iron pin at the beginning point.

ALSO THE FOLLOWING EQUIPMENT:

- 2 Coca Cola Boxes.
- 1 Piccolo.
- 1 Cash Register.
- 1 Gas Cook stove.
- 2 Beds.
- 1 Table.
- 4 Chairs.
- 1 Coal Heater.
- 1 Booth-table & 2 seats.

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.