

MORTGAGE OF REAL ESTATE—Offices of MANN, MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
R. M. C. O.
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O.L.L. TO ALL WHOM THESE PRESENTS MAY CONCERN
R. M. C. O.

BOOK 883 PAGE 341

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Margaree H. Horton,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Virginia B. Mann

(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 Seven Hundred Fifty and No/100----- Dollars (\$ 2750. 00) due and payable

on demand,

with interest thereon from date at the rate of six 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 -----

All those two lots of land in Greenville County, South Carolina known and designated as Lots #54 and #55 of Spring Brook Terrace, as shown by a plat thereof made by J. Mac Richardson, March, 1958 and recorded in the Greenville County R. M. C. Office in Plat Book "KK", at page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Miami Avenue at the joint corner of Lot #2 and Lot #55 and running thence with the northern side of Miami Avenue N. 88-00 E. 75 feet to a pin at the corner of Lot #54; thence continuing with the northern side of Miami Avenue, N. 88-00 E. 75 feet to a pin at the corner of Lot #53; thence with the line of Lot #53, N. 2-00 W. 150 feet to a pin in the subdivision property line; thence with the subdivision property line, S. 88-00 W. 75 feet to a pin at the corner of Lot #55; thence continuing with the subdivision property line S. 88-00 W. 75 feet to a pin at the rear corner of Lot #1; thence along the rear lines of Lots #1 and #2, S. 2-00 E. 150 feet to the point of beginning.

The above described property is the same conveyed to me by J. E. Strickland by deed recorded in the R. M. C. Office for Greenville County in Deed Book 646, Page 111.

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.

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Ollie Farnsworth
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