

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 894 PAGE 341

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert Clyde Bratton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Howell H. Schiles

(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

ONE THOUSAND SEVEN HUNDRED AND NO/100 -----Dollars (\$ 1,700.00 ) due and payable

Six months from date

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: At Maturity

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 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, Greenville Township, Being known and designated as a portion of Lots Nos. 9 and 10 on Tallulah Drive, as shown on plat of the property of D. T. Smith, recorded in the Office of R.M.C. for Greenville County, in Plat Book F at page 108, and being more particularly described, according to said plat, as follows:

BEGINNING at a point on Tallulah Drive in front line of Lot No. 10, which point is 60 feet West from the intersection of Smith Street and Tallulah Drive, and running thence parallel to Smith Street, S. 25-40 E. 133 feet to an iron pin; thence S. 64-20 W. 40 feet to an iron pin in joint lines of Lots Nos. 9 and 10; thence with the joint lines of said lots, S. 25-40 E. 67 feet to an iron pin, joint rear corner of Lots Nos. 9, 10, 5 and 6; thence S. 64-20 W. 30 feet to an iron pin in rear line of Lot No. 9; thence N. 25-40 W. 200 feet to an iron pin on Tallulah Drive; thence N. 64-20 E. 70 feet to the beginning corner.

Together with all and singular rights, members, appurtenances, 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 fixed 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.