

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BODA 898 237

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Thomas B. Guest,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Raymond V. Ednie and Elaine D. Childers

(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

Dollars (\$1000.00) due and payable \$25.00 the first day of September 1962 and \$25.00 the first of each month thereafter until paid in full. The interest of Raymond V. Ednie being \$412.00, and the said Raymond V. Ednie to be paid from the proceeds first and then the interest of Elaine D. Childers of \$588.00 to be paid from subsequent proceeds.

with interest thereon from date at the rate of six per centum per annum, to be paid monthly

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 on the East side of West Dorchester Boulevard, and being shown and designated as Lot No. 108 on plat of Bell Meade prepared by Piedmont Engineering Service, June, 1954, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, Page 95, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of West Dorchester Boulevard at the joint front corner of Lots Nos. 108 and 109, and running thence along the line of Lot No. 109, N. 83-16 E. 168 feet to an iron pin, thence S. 45-41 E. 40 feet to an iron pin at the joint rear corner of Lots 107 and 108; thence along the line of Lot No. 108, S. 54-24 W. 198.9 feet to an iron pin on the East side of West Dorchester Boulevard, thence along the East side of West Dorchester Boulevard N. 22-27 W. 70.4 feet to an iron pin, thence continuing with said street N. 6-44 W. 59.6 feet to the beginning corner.

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.