

MORTGAGE OF REAL ESTATE

I, James Earl Pridmore of Greenville County TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 929 PAGE 575

WHEREAS, I, James Earl Pridmore

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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 Three hundred thirty and no/100- - - - - Dollars (\$ 330.00) due and payable in monthly installments of \$25.00 each beginning Sept. 23, 1963 and continuing for eleven months with a final installment of \$55.00

with interest thereon from date at the rate of six per centum per annum, to be paid: 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 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, Fairview Township, and according to a plat of survey by J. Mac Richardson, Surveyor, R.L.S. 598, and recorded in Plat Book FF, page 324, and more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the North corner which is located on the County Road and adjacent to the land of Ethel Pridmore and running thence S. 69-30 E. 276.4 feet to an iron pin; thence S. 50-45 W. 453.2 feet to an iron pin on the County Road; thence N. 13-30 E. 394.5 feet along the center of the said County Road to the point of beginning, containing One (1) acre, more or less, exclusive of the road.

This being that same lot of land conveyed to me by Ethel Pridmore by her deed duly recorded in the R.M.C. office for Greenville County in Book _____ at page _____ dated _____.



Together with all and singular rights, members, herditaments, 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.