

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REC'D
AUG 20 11 08 AM '56
O.L.L.
R.V.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

932 283

WHEREAS, Jessie Mae Rice

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

Charles A. Rice

notes of May 1, 1954; Jan. 3, 1955 and Feb. 4, 1956

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory ~~notes~~ the terms of which are incorporated herein by reference, in the ~~total~~ total sum of

Thirty Thousand Dollars (\$30,000.00) due and payable

On Demand

with interest thereon from date at the rate of Five (5) 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, ~~his heirs~~ and assigns:

All my undivided one-third interest in and to his heirs

"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, City of Greenville and located on South Main Street in the City of Greenville at the Southeast corner of South Main and Washington Street and extending back along Washington Street to Brown Street. This being the same property conveyed to mortgagor under the will of the late W. C. Gibson,

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, ~~his heirs~~ and assigns, forever. his heirs she

The Mortgagor covenants that if it is lawfully seized of the premises hereinabove described 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.

This Mortgage Assigned to Charles A. Rice, Jr., Jessie Mae Rice Nicholls
on 6 day of Oct 19 56. Assignment recorded } + Jessie Mae Rice
in Vol. 1277 of R. E. Mortgages on Page 273