

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
DEC 21 12 13 PM 1963

CLERK OF COURTS

MORTGAGE OF REAL ESTATE

BOOK 944 PAGE 205

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Teasley L. Eskew and Rosa Lee Eskew

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane

(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 ~~Two Thousand and Twenty-six and 55/100~~

Dollars (\$ 2026.55 ) due and payable  
as follows: Twenty-five dollars (\$25.00) each and every TWO weeks until paid in full; the first payment to be due December 14, 1963; and the remaining payments to be made each and every Two weeks thereafter until paid in full,

with interest thereon from date at the rate of 6 computed annually in advance and to be paid as per centum per annum, ~~substant~~ part of the \$25.00 payment.

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, City of Greenville, State of South Carolina, and being situated in the Northwest corner of Woodlawn Avenue and Marion Street, and being known as Lot No. 92 on a Subdivision known as "Donwood", and having the following metes and bounds, to wit:

BEGINNING at a stake on the Northwest corner of Woodlawn Avenue and Marion Street, and running thence N. 52-10 W. 140.9 feet to a stake; thence S. 15-20 E. 113 feet to a stake on Marion Street; thence N. 74-26 E. 85 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.