

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAY 27 12 37 PM 1934

MORTGAGE OF REAL ESTATE

BOOK 960 PAGE 87

CLERK OF COURT
S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. E. SURRATT AND JEANETTE SURRATT

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIS P. TROTTER

(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 THOUSAND DOLLARS AND NO/100 Dollars (\$3,000.00) due and payable

one (1) year from date

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

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, in Greenville Township,, north of the incorporate limits of the City of Greenville and near the Old Rutherford Road, on the corner of Foster and Davis Streets, fronting 41 feet on Foster Street and running along Davis Street, 75.1 feet, having a rear line of 41 feet, and the other side line being 77.6 feet; and being known and designated as Lot Number 12 (No. 12) on Plat of survey of the W. A. Bates property, which plat is of record in Plat Book "C", Page 226.

ALSO ALL that certain piece, parcel and lot of land in Greenville Township, and the improvements thereon and being on the north side of Otis Street in the City of Greenville and being a portion of lot number 16 on Plat of Wilkins property recorded in Plat Book F, Page 209 and is specifically described as follows, to-wit:

Beginning on the north side of Otis Street 100 feet eastward from Ladson Street at corner of lot conveyed to Mrs. Leake and runs thence N. 11-57 W. 63.2 feet more or less, to corner of lot No. 17 on Wilkins plat; thence N. 72 E. 65.8 feet to corner of lot No. 15 of the Wilkins plat; thence S. 15-45 E. 63.05 feet to corner on Otis Street; thence along Otis Street S. 72 W. 70 feet to beginning corner.

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.