

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
DEC 14 12 04 PM 1964

COUNTY OF GREENVILLE  
OLLIE F. WORTH  
R. M. O.

MORTGAGE OF REAL ESTATE . BOOK 981 PAGE 45  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Louise P. Rushton,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marie Lafourcade Boniface, her heirs and assigns forever:

(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 -----

Thirty Seven Hundred Fifty and No/100----- Dollars (\$ 3750.00 ) due and payable \$54.80 on the 1st day of each and every month hereafter commencing January 1, 1965; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment at any time without penalty,

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

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Eastern side of David Street, in the City of Greenville, being a portion of Lot No. 2, as shown on plat of the property of Dr. John H. Maxwell, made by W. D. Neves, September 22, 1913, recorded in Plat Book "E", at Page 104, and described as follows:

BEGINNING at a stake on the eastern side of David Street at the joint front corner of Lots Nos. 1 and 2 and running thence along the eastern side of said Street S. 24 E. 62 feet to a stake; thence along the joint line of Lot No. 2 and lot designated on said plat as "Mrs. E. S. Smith" Lot N. 72 E. 145 feet to a stake; thence N. 12-20 W. 88.1 feet to a point; thence in a southwesterly direction 160 feet, more or less, to the point of beginning.

The above is the same property conveyed to the mortgagor by Marie Lafourcade Boniface by her deed of even date and recorded herewith.

This is a purchase money mortgage.

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.