

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frank Wright and Charlie Leverett having deed to the below described property, and Charlie Leverett having since deceased, and Minnie Bell Leverett being the wife of Charlie Leverett- Emma Wright being wife of Frank Wright-
WHEREAS, W^o, Minnie Bell Leverett and Emma Wright

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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

Nine hundred and no/100- - - - - Dollars (\$ 900.00) due and payable

\$30.00 per month until principal and interest are paid in full-

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

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 Chick Springs Township, about one mile from Taylors, S.C., lying on the East side of a new road that leads from the Brushy Creek Greer Road to the Old Chick Springs Road, leading off of the said Brushy Creek Road at Alexander's Store, and being a part of the same Tract of land shown as Tract No. 2 on Plat of property of Eva I. and J.B. Holtzclaw Estates, said Plat made by Will D. Neves, Engineer, September 3, 1914, and having the following courses and distances, to-wit:-

BEGINNING on a nail and stopper in the center of the said road, joint corner of a one acre lot conveyed by Palmer Leonard to C.B. Bivings, and runs thence with the said road the following courses and distances:

N. 21-15 W. 205.5 feet; thence N. 24-35 W. 218.5 feet; N 5-48 W. 100 feet; thence N. 7-54 E. 337 feet; thence N. 9-00 W. 213 feet; thence N. 9-17 W. 160 feet to an iron pin, joint corner of a lot conveyed to Lucille Hawkins by Palmer Dillard; thence with the old abandoned road bed of the Southern Railway, S. 70-45 E. 495 feet to a stake on the Southern Bank of the said Old abandoned road bed, joint corner of the Reid Holtzclaw tract; thence with the line of this tract, S. 6-15 W. 1,311 feet to an iron pin in the East ditch of the said road, thence S. 79-45 W. 18 feet to the beginning corner, containing nine and sixty-four one-hundredths (9.64) acres, more or less.

This is the same property conveyed to Frank Wright and Charlie Leverett by deed from Palmer Dillard, deed dated the 23rd day of October, 1954, and recorded in the R.M.C. Office for Greenville County in Book 511, at page 232.

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.