

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1042 PAGE 345

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, AMOS TOLBERT

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. L. BROWNLEE,

(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 -----ONE THOUSAND FOUR HUNDRED FIFTY-NINE AND 40/100-----

Dollars (\$1,459.40) due and payable

to be paid One Hundred Dollars (\$100.00) three months from date and One Hundred Dollars (\$100.00) each three months thereafter until five (5) years from date, at which time the remaining unpaid balance is due in full.

with interest thereon from date at the rate of seven per centum per annum, to be paid quarterly.

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 tract of land in Butler Township, Greenville County, South Carolina, being a portion of Lot 2 of Tract 2 of the property of J. A. Tolbert Estate as shown by plat made by W. J. Riddle, January 1946, and having the following metes and bounds:

BEGINNING at a point on the western side of County Road, 320 feet from the southeastern corner of Tract 2, and running thence with said road S. 06-00 W. 210 feet to a point; thence S. 63-05 W. 1090 feet to a point; thence N. 06-00 E. 210 feet to a point; thence N. 63-05 E. 1090 feet to the 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.