

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1102 PAGE 193

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES E. SURRATT AND E. JEANETTE SURRATT

(hereinafter referred to as Mortgagor) is well and truly indebted unto P. G. McDOWELL

(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 AND NO/100-----

----- Dollars (\$ 3,000.00--) due and payable

Forty-Nine and 72/100 Dollars (\$49.72) on the 5th day of October, 1968, and
Forty-Nine and 72/100 Dollars (\$49.72) on the 5th day of each month thereafter
until paid in full, with the right to anticipate without any penalty,

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: monthly. Payment to be applied first to interest and the balance to principal.

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, and in Ward Six of the City of Greenville, on the north side of Watts Avenue, formerly Lucile Avenue, and being known and designated as Lot No. 9, of Block H, of a subdivision of the property of Chapin Spring Land Company as shown on plat thereof made by R. E. Dalton, Engineer, in May 1917, and recorded in the R. M. C. Office for Greenville County in Plat Book E, at Page 41, and having, according to a recent plat of the premises made by Pickell and Pickell, Engineers, on August 27, 1946, the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of Watts Avenue at the corner of Lot No. 8, of Block H, which point is 317.2 feet East of the intersection of Houston Street, and running thence along the line of Lot No. 8, N. 2-00 W. 120 feet to an iron pin at the rear corner of said lot; thence N. 88-00 E. 50 feet to a stake; thence S. 2-00 E. 120 feet to an iron pin on the North side of Watts Avenue; thence along the North side of Watts Avenue, S. 88-00 W. 50 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 24 PAGE 376

PAID AND CANCELLED OF RECORD
3 DAY OF July 1971
American Land Company
P. G. McDowell
FOR GREENVILLE COUNTY, S.C.
AT 11:00 O'CLOCK, 27 OCTOBER 1968