

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAMES D. MCKINNEY, JR.

FILED ATTORNEY-AT-LAW

BOOK 1116 PAGE 587

MORTGAGE OF REAL ESTATE

FEB 10 3 31 PM 1969

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ~~Earline Batson~~ <sup>WILLIE MAE BAYNSWORTH</sup> Currie, also known as Earlean B. Coury

(hereinafter referred to as Mortgagor) is well and truly indebted unto Delia H. Noe

(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 ~~four hundred and thirty-eight~~

Dollars (\$ 438.00 ) due and payable

at the rate of \$29.20 per month hereafter until paid in full, the first payment to be due March 10, 1969, and the remaining payments to be due on the 10th day of each and every month thereafter until paid in full, (15 payments )

maturity with interest thereon from ~~1968~~ at the rate of SEVEN per centum per annum, to be paid: month ly

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, on the north side of Columbia Avenue, being known and designated as Lot No. 106 on an addition to plat of Estate of H. J. Haynsworth, made by Dalton and Neves, October, 1953, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Columbia Avenue, which point is 350 feet east of Sumter Street, and running thence N. 10-30 E. 150 feet; thence S. 79-35 E. 50 feet to a stake, joint corner of Lots 106 and 107; thence with the line of Lot 107, S. 10-30 W. 150 feet to a stake on the north side of Columbia Avenue; thence with Columbia Avenue, N. 79-35 W. 50 feet to the beginning corner.

This is the same property conveyed to T. S. Batson by deed of M. W. Fore recorded in the R. M. C. Office for Greenville County in Deed Book 489 at page 393.

T. S. Batson devised the remainder in fee in said property to the mortgagor as Earlean B. Coury, with a life estate to Willie Mae Batson, by his will on file in Apt. 803, File 14. Willie Mae Batson expired July 13, 1968 ( see Apt. 1042 File 3). The correct name of the mortgagor is Earline Batson Currie.

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.