



STATE OF SOUTH CAROLINA AUG 26 1969
COUNTY OF GREENVILLE

BOOK 1135 PAGE 157

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, JAMES E. EDWARDS AND ALTHEA M. EDWARDS,

(hereinafter referred to as Mortgagee) is well and truly indebted unto EDWARDS AND EDWARDS,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand Nine Hundred Dollars----- Dollars (\$ 2,900.00--) due and payable

at the rate of Fifty Eight and 81/100 Dollars (\$58.81) per month, beginning September 22, 1969 and each month thereafter for Sixty (60) months,

with interest thereon from date at the rate of 9 3/4 per centum per annum, to be paid: monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, his 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, O'Neal Township, about one-half mile west from O'Neal, lying on the southern side of the road that leads from the Way's Bridge Road to the O'Neal School and on the northern side of a community road, being bounded on the northwest by the above named road and lands of W. E. Duncan, on the east by lands of Annie B. Roe and on the Southwest by lands of H. M. Pitts, and being the same lot of land conveyed to me by deed from Annie B. Roe, October 29, 1953, recorded in the office of R.M.C. for Greenville County in Deed Book 438 page 6 and having the following course to-wit:

BEGINNING on an iron pin in the center of the above named road; joint corner of lands of W. E. Duncan and of H. M. Pitts and I. E. Duncan and on the original line of lands of Annie B. Roe, and runs thence with the Annie B. Roe original line S. 0-15 E. 234 feet to an iron pin on the said original Roe line and being in the said community road; thence with this community road N. 62-10 W. 168 feet to an iron pin in the road that leads to the O'Neal School; thence with this road N. 43-15 E. 21y feet to the beginning corner, containing Four Tenths (0.4) of one acre more or less.

This is the same piece of property conveyed to us by Grantor's Annie B. Roe October 17, 1953 and recorded in the Greenville County R.M.C. Office October 29, 1953 and recorded in Book 438 Page 6.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.