BOOK 1135 PAGE 637

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } 4 9 40 AM '66 **MORTGAGE OF REAL ESTATE**

COUNTY OF GREENVILLE } OLLIE FARNSWORTH R.M.C.

To All Whom These Presents May Concern:

Whereas: Robert L. Perry, III,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company

(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 THIRTY THOUSAND and NO/100----------

Dollars ($30,000.00) due and payable

six months after date,

with interest thereon from date at the rate of eight per centum per annum to be paid: payable in advance.

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 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 those certain pieces, parcels and lots of land being known and designated as Lots 1, 2, 11, and 12 of Block H of Melrose Lands as shown on plat recorded in Plat Book A at Page 157 and when described as a whole according to plat prepared by Carolina Engineering & Surveying Company, has the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the northwesterly corner of the intersection of Stafford Street and McGarity Street and running thence with the northwesterly side of McGarity Street, S. 59-20 W., 100 feet to an old iron pin; thence N. 30-20 W., 296.4 feet to an old iron pin on the southeasterly side of Tremont Avenue; thence with the southeasterly side of Tremont Avenue, N. 60-20 E., 100 feet to an old iron pin on the westerly side of Stafford Street; thence with the westerly side of Stafford Street, S. 30-20 E., 295.5 feet to an old iron pin, the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land being known and designated as Lot 10, Block D of Melrose Lands as shown on plat recorded in Plat Book A at Page 157 and having, according to plat by Carolina Engineering & Surveying Company, the following metes and bounds, to-wit:

BEGINNING at a property corner on Parris Avenue at corner of Lots 9 and 10 and running thence with the line of Lots 9 and 10, N. 59-40 E., 138.9 feet to a point 12½ feet from center line of railroad track; thence with the spur railroad track S. 13-35 E., 52 feet to a point 12½ feet from center line of said railroad at corner of Lot 11; thence with the line of Lot 11, S. 59-40 W., 124 feet to an iron pin on Parris Avenue; thence with Parris Avenue, N. 30-20 W., 50 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

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For Release see Deed Book 875 Page 488 Deed Book 1218 Page 246 Deed Book 1154 Page 157 Greenville Co. Register of Deeds