

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
GREENVILLE-00-30

OCT 3 3 15 PM '68
OLLIE FARNSWORTH
R.M.O.

MORTGAGE OF REAL ESTATE

BOOK 1138 PAGE 375

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mary S. Culbertson

(hereinafter referred to as Mortgagor) is well and truly indebted unto K. & D. Enterprises, Inc.

(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 Four Thousand and no/100--

Dollars (\$ 4,000.00) due and payable

in equal monthly installments of \$78.21 per month, the first installment to become due and payable on the first day of October 1968, and a like installment to become due on the first day of each and every month thereafter until this debt and interest has been paid in full

with interest thereon from date at the rate of Seven per centum per annum, to be paid:

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, in Greenville Township, in the City of Greenville, on the southeast side of Pettigru Street, and described as follows:

BEGINNING at a stake on Pettigru Street, 61 feet from the southeast corner of Pettigru and Whitsitt Streets, at the corner of Lot No. 137, and running thence with Pettigru Street in a southwestern direction 80 feet to corner of Lot No. 139; thence with line of that lot, in a southeastern direction, 152 feet to a stake; thence in a northerly direction 90 feet to corner of Lot No. 137; thence with line of that lot, in a northwestern direction, 128 feet to the beginning corner, and being known as Lot No. 138, as shown on Plat recorded in Plat Book A, page 383, RMC Office for Greenville County, S. C.

And being the same property which was conveyed to mortgagee herein by deed of Allen E. & William A. Vaughn by deed dated October 24, 1966, and recorded in Deed Book 808, at page 177.

This is a purchase money mortgage.

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 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.