

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1174 PAGE 11

MORTGAGE OF REAL ESTATE

I, Josephine Stewart

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Josephine Stewart

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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

One thousand two hundred fifty-eight and 30/100 - Dollars (\$1,258.30) due and payable \$25.00 per month until principal and interest are paid in full-

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: annually from date hereof-

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 Chick Springs Township, School District No. 285, in the City of Greer, on the North side of Snow Street, and being all of Lot No. 29, on plat of the W.C. Smith property, prepared by H.S. Brockman, Surveyor, May 25, 1936, and having the following courses and distances, to-wit:

BEGINNING at iron pin on the North edge of Snow Street, joint corner of Lots No's 28 and 29 on said plat; thence as dividing said two lots, N. 9-03 E. One hundred sixty-three and four-tenths (163.4) feet to stake on line of No. 27 Lot; thence with line of Lot No. 27, S. 69-37 E. forty three and four tenths (43.4) feet to stake on line of Lot No. 32, thence S. 1-30 W. one hundred fifty four and one tenth (154.1) feet to stake on the North edge of Snow Street; thence along said Snow Street, N. 83-02 W sixty-four and four-tenths (64.4) feet to the beginning corner; bounded on the North by Lot No. 27; East by Lots No's 30, 31 & 32, South by Snow Street; and West by Lot No. 28; and owned by G.A. Craft at the time of his death.

This is the same property conveyed to me this date by deed from B.P. Edwards, deed to be recorded herewith.

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.