

FILED
GREENVILLE CO. S. C.

BOOK 1179 PAGE 145

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

JAN 26 9 51 AM '71 MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, Ruthie Mae Bryant (Caudreau)

(hereinafter referred to as Mortgagor) is well and truly indebted unto Milo Helton,

(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

Two Thousand and No/100----- Dollars (\$ 2,000.00) due and payable at the rate of \$15.00 each and every month,

with interest thereon from date at the rate of 6% per centum per annum, to be paid: monthly,

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, located on the Southern side of Marion Road, and having the following metes and bounds:

Lot No. 24, the property conveyed to R. W. Manley by deed of John Landrith and Jeanette C. Landrith to be recorded in R. M. C. Office For Greenville County and being a portion of Lot No. 86 of City View Annex and having such metes and bounds as shown in said deed above.

American Credit Company holds the First Mortgage with a balance of \$5,460.58.

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.

17680
Dec. 30, 1971
at 9:35 A.M.
Witness:
Thelma S. Pickens

NOTE: See the J.P. dictated
Lien Released By Sale Order
foreclosure 30th day of December
A.D., 1971. See Judgment Roll
No. K-12,595
Francis P. M. Lowry
Clerk MASTER