

FILED
GREENVILLE CO. S. C.
Nov 30 12 38 PM '73
DONNIE S. TANKERSLEY
R.M.C.

RAMCO FORM REG.
BOOK 1296 PAGE 543

This Indenture,

Made this _____ day of November, A. D. 1973 .

Between VIRGINIA T. BRIGGS

called the Mortgagor _____, and ELECTRA T. PINCKNEY called the Mortgagee _____.

Witnesseth, That the said Mortgagor _____, for and in consideration of the sum of FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$4,500.00)-----Dollars.

to her _____ in hand paid by the said Mortgagee _____, the receipt whereof is hereby acknowledged, has _____ granted, bargained and sold to the said Mortgagee _____, her _____ heirs and assigns forever, the following described land, situate, lying and being in the County of

GREENVILLE _____, State of SOUTH CAROLINA _____, to-wit:

ALL of that lot of land in the County of Greenville, in the State of South Carolina, in Cleveland Township containing 2 acres, more or less, as shown on property of Dr. C. L. Rodgers recorded in the R.M.C. Office for Greenville County in Plat Book "CC" at Page 185, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on or near the northeastern side of Jones Gap Road at joint corner of property of J.A. Moore (which is shown in Plat Book "DD" at page 193) and Waldrep and running thence S. 60-00 E. 100 feet to a point at or near the center of said road; thence N. 83-47E. 100 feet to a point at or near the northern side of Jones Gap Road; thence N. 61-52 E. 74-4 feet to an iron pin situate north of Jones Gap Road on the line of J.A. Moore and Ward (shown in Plat Book "FF" at page 42); thence along the property *** and the said Mortgagor _____ does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Provided Always, That if said Mortgagor _____, her _____ heirs, legal representatives or assigns, shall pay to the said Mortgagee _____, her _____ legal representatives or assigns, a certain promissory note, a copy of which is on the reverse side hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this Mortgage, then this Mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor _____ covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the buildings on said land for not less than \$ _____, approved by the Mortgagee _____, with standard mortgage loss clause payable to Mortgagee _____, the policy to be held by the Mortgagee _____, to keep the buildings on said land in proper repair, and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all moneys secured hereby shall, without demand, if the Mortgagee _____, her _____ legal representatives or assigns, so elect, at once become due and payable and the mortgage be foreclosed, and all costs and expenses of collection of said moneys with or without suit, including a reasonable fee for the Mortgagee attorney, shall be paid by the Mortgagor _____, and the same are hereby secured.

In Witness Whereof, The said Mortgagor _____ hereunto set s her _____ hand and seal _____ the day and year first above written.

Signed, sealed and delivered in our presence:

Harriet Clement

Sarah D. Clement

Virginia T. Briggs
VIRGINIA T. BRIGGS

LS
LS
LS
LS

This Instrument prepared by: THOMAS K. RIDEN
Address 4500 Central Avenue
St. Petersburg, FL 33711

*** of Thompson S. 15-45 W. 270 feet more or less to an iron pin in a chestnut stump; thence S. 66-00W. 290.5 feet to an iron pin; thence N. 14-30 W. 142 feet to an iron pin; thence along Waldrep N. 28-19 E. 269 feet to the point of beginning.

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