

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

SEP 9 3 21 PM '71

OLLIE FARNSWORTH  
R. M. C.

BOOK 1206 PAGE 171

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Bean A. Pearser and Claudette Pearson, jointly and severally, are  
(hereinafter referred to as Mortgagor) is well and truly indebted unto

Cordelia G. Rich,

(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

Eight Thousand, Five Hundred and no/100 --- Dollars (\$ 8,500.00 ) due and payable  
due and payable in equal successive monthly instalments of Seventy-Four and 05/100 (\$74.05)  
Dollars each, including both principal instalment and interest, first instalment due and pay-  
- able on October 1, 1971, and a like payment on the first day of each succeeding month there-  
after until both principal and interest are paid in full, with privilege of anticipating pay-  
ment of unpaid principal or any part thereof at any time or times before maturity,

with interest thereon from date at the rate of 6 and 1/2 per centum per annum, to be paid: on first of each month

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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"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, on the South-East side  
of Decatur Drive, and being designated as Lot No. 11 of a sub-division of property of D. L.  
Bramlett, according to a plat made by W. J. Riddle, Surveyor, on March 17, 1937, and recorded  
in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "I" at page 139,  
and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the South-East side of Decatur Drive at corner of Lot No. 10,  
and running thence along line of Lot No. 10, S. 33-15 E. 243.7 feet to an iron pin, joint  
back corner of Lots Nos. 10, 17 and 18; thence along line of Lot No. 17, S. 68-37 W. 85.4  
feet to an iron pin, corner of Lots Nos. 12, 16 and 17; thence along line of Lot No. 12,  
N. 23-53 W. 228.2 feet to pin on Decatur Drive; thence along the South-East side of Deca-  
tur Drive, N. 58-02 E. 80 feet to the beginning corner.

The above described property is the same that was conveyed to us by the mortgagee herein  
by deed of even date herewith, yet to be recorded, and this mortgage is given to secure a  
portion of the purchase price of said property.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, 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.