

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1214 PAGE 15

Nov 18 12 46 PM '71 MORTGAGE OF REAL ESTATE

OLIE FARNSWORTH
R. M. C.

WHEREAS, I, Pearley Mae Wyatt,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Surratt; his heirs & assigns,

(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

FOUR HUNDRED SEVENTEEN AND SIXTY/100 - - - - - Dollars (\$ 417.60) due and payable in twelve (12) consecutive monthly installments of Thirty-four and 80/100 Dollars (\$34.80) per month, beginning on the 10th day of December 1971, and continuing on the same day of each month thereafter,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually

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, being known and designated as a portion of Lots Nos. 4, 5, and 6, according to a map which was prepared by W. J. Riddle, Surveyor, December 1940, and recorded in the R.M.C. Office for Greenville County, in Plat Book L, at pages 14 and 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern intersection of Main Street and a 10 foot alley, and running thence with the northern side of said Main Street, N. 56-35 W. 124.5 feet, more or less, to a point at the joint corner of Lots 3 and 4; thence along a branch as a line, N. 29 E. 118 feet, more or less, to a point in the line of property formerly conveyed by C. F. Fuller to J. B. Carroll, October 10th, 1946, recorded in Deed Volume 301, at page 138, and running thence along the line of property formerly of J. B. Carroll in a southeasterly direction 60 feet, more or less, to a point at the corner of property formerly conveyed to Lillie Mae Davidson, by C. F. Fuller, by deed dated March 7th, 1946, recorded in Deed Volume 228, at page 352, continuing thence in a southeasterly direction along the line of said property 82 feet, more or less, to a point on the northwestern side of said 10 foot alley, and running thence along the northwestern side of said 10 foot alley S. 40-00 W. 128 feet, more or less, to the point of beginning.

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.